

Town of Wilson Land Use Commission Comprehensive Land Use Plan

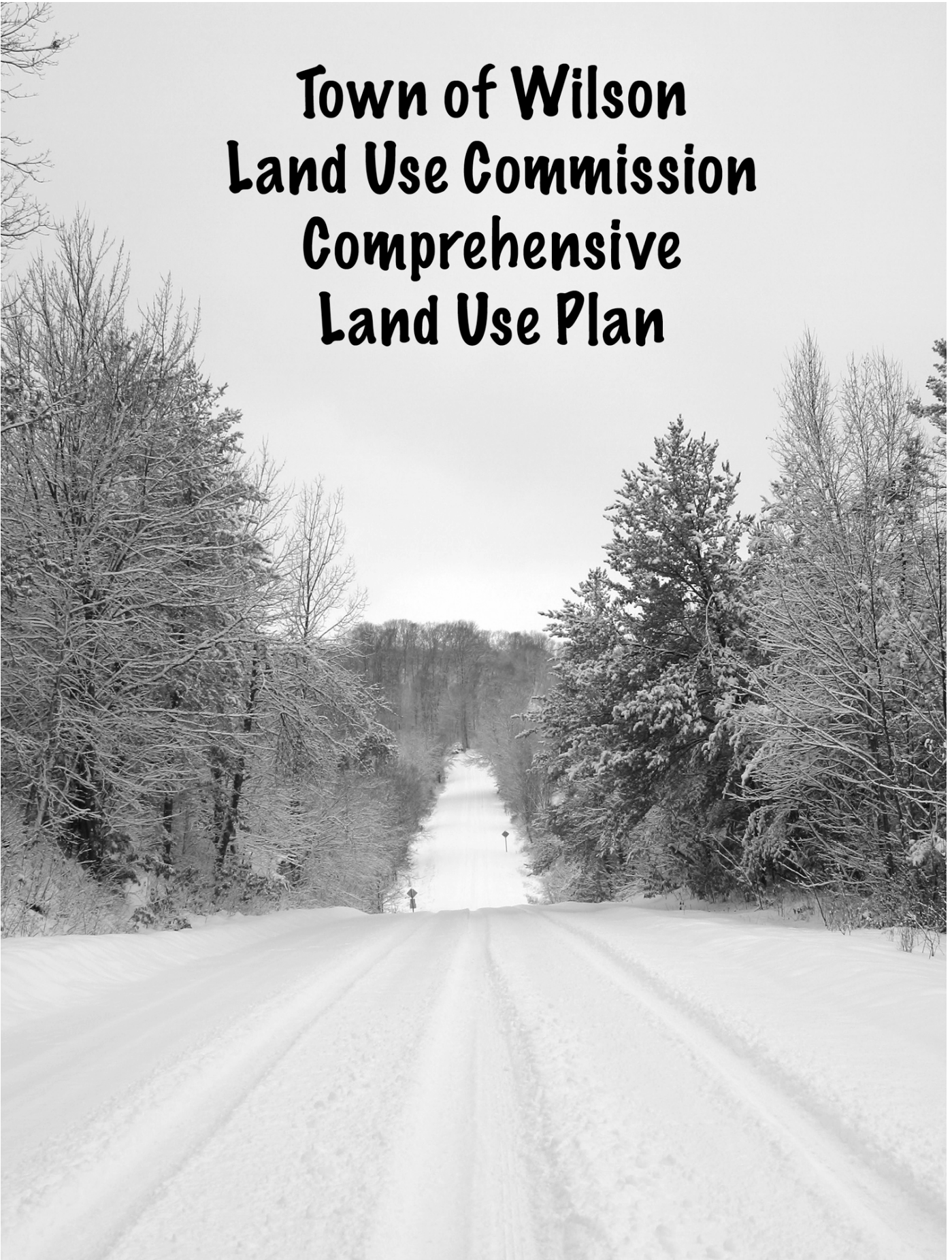


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Introduction

After a year of information gathering, open public meetings, and surveying all the households in Wilson Township the Planning Commission synthesized all that information as to what the residents of Wilson township wanted their shared life to be and crafted the following mission statement as the basis for the twenty year plan.

Create an environment consistent with good stewardship, living in harmony with our natural resources, where a healthy community can flourish and be our legacy to future generations.

The plan is divided up into nine elements and each section speaks to a particular facet of the social, economic and governmental structure of the township. Each section has a unique focus but all have the underlying purpose of preserving and protecting the rural and agricultural character of Wilson.

Throughout the process of creating this plan a comprehensive set of Goals and Objectives were developed. The complete listing of these can be found in Appendix L. In each of the nine elements of the plan, Goal Statements with their appropriate Objectives as they apply to that part of the plan are presented. The reader will notice that the same Goals and Objectives appear in more than one place due to the inter-relatedness of the plan.

The Plan reflects the wishes of the residents on Wilson Township at this point in time, as interpreted by the Commission. Our goal is to provide a guidepost for the Township's future leaders to consult as they are presented with a changing world. It is our hope that the Town Board will consult the Plan when confronted with unforeseeable events in this dynamic future, rather than facing each decision on *an ad hoc* basis without regard for the vision set forth by the Plan.

The Plan addresses nine key areas. The first six are the areas of focus for the plan and the last three are the steps to accomplish it. Though on paper these can be seen as separate and distinct items they are inseparable in the context of the plan. Supporting data and further explanation is available in the Appendices noted and are as follows:

◆ Land Use

Central to our mission, the land use component of the Plan centers on controlling housing density and guiding development into areas of lower environmental sensitivity, less productive farm land or portions of the township already developed. Town authorities should strive to maintain low housing density, especially in areas zone Ag 1. Development of a commercial/industrial nature should be restricted to the corridors along Highways 25 and 64. Appendix A.

◆ Resources: natural, cultural, agricultural

The Commission has catalogued these resources with the intention that they be preserved for future generations and/or be made known to the members of the community. Natural Resources - Appendix B. Agricultural Resources – Appendix K.

◆ Housing

Housing values, lot size, mix of single-family to multi-unit homes and ratio of owner occupied homes to rentals all have an impact on the quality of life in

Wilson Township. The data in [Appendix C](#) gives insight into the current housing situation and possible trends for the future.

◆ **Utilities and community facilities**

An overview of utilities (electric, gas, water and sewage) found in Wilson Township as well as community services available to residents. [Appendix D.](#)

◆ **Economic development**

The economic base of the Township is agricultural. Development will most likely follow along these lines but that is not an absolute. Historically the Township has experienced minimal industrial and business pressure. Proposals for future economic growth will need to be weighed against the understanding of our rural character and agricultural zoning. [Appendix E](#)

◆ **Transportation**

An overview of our roads, Township, County and State, as well as other forms of transportation that could become viable in the future. [Appendix F](#)

◆ **Issues and Opportunities**

Identify key issues and opportunities that the plan revolves around and researching selected trends in the local economy and demographics. [Appendix H](#)

◆ **Intergovernmental Cooperation**

Intergovernmental cooperation is defined as a "compilation of objectives, policies, goals, maps, and programs for joint programming and decision making with other jurisdictions, including school districts and adjacent government units." For the Town the interacting units include the Federal Government, the State of Wisconsin, Dunn County, surrounding townships and the Village of Ridgeland.

◆ **Implementation**

This section identifies the mechanisms to implement those recommendations such as zoning, subdivision controls, ordinance development and local informational opportunities. [Appendix G](#)

Background and History

On October 27, 1999, Governor Tommy Thompson signed **1999 Wisconsin Act 9** into law. This law, commonly recognized as **Wisconsin's Smart Growth legislation**, made significant changes to planning-related statutes. The aim of that legislation was to acknowledge that growth was taking place on a grand scale across the state, and to give each township in the state the resources to plan for this growth rather than be at the mercy of random events and economic opportunists.

Town History

The Town of Wilson, located in northernmost Dunn County, was organized in 1886. It was the last township organized in the county. The present population of the Town of Wilson is 509.

New Hope Lutheran Church in Pine Creek is the only church located in the Town of Wilson. The present building was erected in 1912.

The most colorful item in the history of the Town of Wilson appears to be the "Moonshine Joints" of the late 20's and early 30's. The Town of Wilson did issue a beer license to A.E. Nelson in 1933 and 1934. Miller Kewin was granted a liquor license in 1936, but his regulations were not strict enough. In October of 1936 he was given two weeks to dispose of his inventory and close up, by order of the Town Board.

The need for better fire protection led to the establishment of the Ridgeland-Wilson Joint Fire Department in 1952. The cost of operation of the fire department is shared by the Town of Wilson and the Village of Ridgeland. The firemen are all volunteers from these municipalities.

During the era of the one room rural school, the Town of Wilson had four. Evergreen School was consolidated with the Prairie Farm and Barron School Districts in 1956. Blairmoor School was consolidated with the Colfax and Boyceville School Districts in 1957. Dammon Ridge School was consolidated with the Colfax and Barron Districts in 1960. Plainview School was consolidated with the Colfax School District in 1957. The school building at Plainview was used by the Colfax School District for Grades 1 through 6 until the spring of 1984.

Until 1961 the Town of Wilson held its meeting in the old town hall located directly in front of the former Dammon Ridge School. In 1961 the Town of Wilson purchased the Dammon Ridge School building and the old building was sold and removed from the premises. The former school building provided more space for elections and town meetings.

In 1983 the town board had the exterior of the building painted. The Green Thumb was hired to paint and remodel the interior of the building in the winter of 1984.

In 1972 Arthur Bechard established a Mobile Home Court and R.V. Parking facility in the Town of Wilson. Gordon Bechard purchased this facility from his father in 1982 and operates it at the present time.

Ben Slagel moved his Ridgeland Lumber Co. from the Village of Ridgeland to the Town of Wilson in the fall of 1975. This operation includes logging and lumber sawing and employs a number of men.

The largest portion of the population of the Town of Wilson has been engaged in dairy farming. Many of the farms have been in the family for more than one generation.

Source: Janice Micheels

Town Officers of the past are:

Chairman		Clerk		Treasurer	
William Micheels	1925-1932	Ella Chamberlain	1923-1932	Ray Chamberlain	1917-1944
Emil Buchholtz	1932-1935	S.F. Trinko	1932-1942	Guy Jacobson Donna Luer	1944-1971
Norval Ellefson	1936-1941				1971-present
Norris Moen	1941-1943	Robert Rogers	1942-1983		
Norval Ellefson	1943-1967	Janice Micheels	1983-2003		
Ralph Lange	1967-1981				
Charles Howe	1981-1991	Sue Varnes	2004-present		
Harlan Christopherson	1991-present				

The present supervisors are Ronald Micheels and Wayne Christopherson. Many of the Town Citizens have served on the Town Board in a supervisory capacity during these years.

SECTION 1

Issues and Opportunities

Wilson Township has a population of approximately 525 people. According to the 2000 census data the average age of the residents is just over forty years of age. This is ten years higher than the county average, indicating that we are an aging population, with only 30 percent of our households having children under the age of eighteen. The income average for our households is \$33,750. The major sources for this income are agriculture, manufacturing, education/social services and retail trade. The average travel time for those commuting to work is twenty-nine minutes.

How we evaluate the thumbnail sketch above is the key to our future. We, like almost every other rural community face the same social and economic issues. A declining and aging population, young people moving away in search of better opportunities and a struggling economy. This is not a death sentence for the community. People will always explore, search out new ways and opportunities, particularly the young. Wisconsin was settled by people who seeking new possibilities. Some of those that seek the “better life” will return. Others seeking the “better life” will settle here. There are many keys to a vibrant community. Among these, one that is absolute is a nurturing economy. There is no magic incantation to make this happen, but there is a process.

It is a given that people who live here, like living here, and choose to continue living here (see Appendix J) for a host of reasons. The central theme that always emerges is the rural character of Wilson. Much has been said of this and much more is available in Appendix N, but we have not looked at what it is not. It is not a character driven by acquiring or having but rather by being. It is not about wealth and power. It is not about status and prestige. It is not about isolation and dominance. It is not about competition and winning (that’s why we have games).

It is...‘where community is an integral part of a simpler life style
Shared with those who share the same lifestyle’.

We have the land, which is the root of our economic future. By maintaining good stewardship over the land we control our destiny and our financial security.

The opportunities are here, they need to be seen in new light and explored as real alternatives. Many of our potential neighbors are still living in Europe because their ancestors did not explore the alternatives and ours did. The choices we make not only determine our future individually and collectively but that of our children individually and collectively.

The overriding concern of the People of Wilson Township, as expressed in the open meeting and the responses to the household survey(s) was to preserve the lifestyle of Wilson Township pretty much as it is. From all the input that distilled down to three primary points or issues.

- ◆ Maintain the Rural Character of Wilson
- ◆ Keep housing density in line with Ag 1 zoning

- ◆ Maintain the agricultural character of Wilson despite a shifting agricultural economy

Much was said about Rural Character. Though everyone 'knew' what it meant it seemed to defy definition. Everyone 'knew' it had to do with open spaces, neighbors, agriculture, hard work, simpler life style, earth based values, community and a sense of gratitude that we live here. In the end these were the most heartfelt discussions and when finally pressed to put word to paper Rural Character was described as:

Rural character is not a tangible thing, something that you can hold in your hand. It is more of an attitude, a feeling. It is about the connection that one has with the land. It is about the reverence that one has for the natural landscape, the open spaces not crowded with houses. It is about seasonal changes and life cycles. It is about sun time as opposed to clock time. It is about quietness and privacy and where community is an integral part of a simpler life style shared with those who choose the same lifestyle.

Having verbalized what it feels like to live here and why we like living here the next tasks were focused on how do we preserve this and pass it on to those who will come after us. In the more that two years of discussion housing, agriculture and land use became intertwined. It became impossible to discuss one area without seeing the affect/effect that it had on the other two as well as the underlying responsibility we have for our abundant natural resources.

In the final analysis it is obvious that not all the land in Wilson Township can be considered to be prime agricultural land. In fact the land quality varies considerably over the 23040 acres of the township. In order to effectively maintain the agricultural character of the township, preserve our all-important natural resources, and to define and limit the housing density of Wilson it was unanimously recommended to keep in place the Ag 1 zoning classification for all lands currently zoned as Ag 1. There appears to be no desire on the part of the population at large to attract large industrial development, mega farms, high-density housing or disruptive recreational activities.

Agricultural activity has changed significantly over the years in Wilson. The number of dairy farms, once the primary farming operation, has declined sharply in the last thirty years. Though farming is still the number one occupation, it has shifted to a few larger dairy operations, small beef producers, dairy replacement production, organic (For definition of "organic" see [Appendix R](#)) operations producing meat, milk and vegetables, while others are seeking niche markets in a number of other areas. One of the challenges in the next 20 years will be for the conventional farmer and the organic producer to coexist in a harmonious relationship that is mutually beneficial for them as well as the end consumer. No matter what label each farmer wears they are first and always farmers, and as such, they control the destiny of the land and are primarily responsible for the stewardship of our natural resources (government agencies notwithstanding).

Providing the framework for the future economy of Wilson is no simple matter. There needs to be a balance between agricultural and non-ag generated income. Finding the balance point is the key, and not surprisingly, the most difficult task. If we seek to attract new businesses or industry to Wilson they will need to locate in a pre-determined corridor that will not adversely affect/effect the agricultural operations or the natural resources of Wilson. Good stewardship of our land and natural resources must

never be compromised for financial gain. Finally, we have crafted a plan based on the input of the people of Wilson that will shape the future that we share in the Township. It is a plan. It will require Leadership and Cooperation knowing that we will not all be in agreement on all issues, but that our main objective is to preserve a lifestyle that we all value. To this end goals were developed. A goal is a long-term end toward which programs or activities are ultimately directed, but might never be attained. The goal represents a general statement that outlines the most preferable situation that could possibly be achieved if all the objectives and policies were implemented. Goals are the Town's desired destination and are as follows;

Protect environmentally sensitive areas.

Gain additional local control regarding local land use decisions.

Reconcile County Zoning Ordinances with the plan.

Preserve Prime Farmland

Preserve Rural Character.

Educate the township regarding development issues.

Maintain the level of town services.

Develop working partnership with the Village of Ridgeland.

Foster farming operations.

Most everyone knows what does not work or has strong opinions about it. Some things that are working are producing diminishing returns while consuming more resources (natural, time, money). No one will disagree that change is necessary. It will become more difficult for the "what" and the "how" to find agreement. The way through this is to take the key ingredients of community, land stewardship, rural character, and a need for economic survival and create a process that works in Wilson. Several goals address this issue and may become reality by creating a commission or committee or fraternal order of economic engineers and social activists or something of the sort, to examine the assets and resources we have and involve the community in creating scenarios for economic stability and health. The plan recommends that such a commission be created within 18 months of the adoption of this Plan.

The Plan was not crafted just to satisfy some bureaucratic regulation, but to serve the people of Wilson. It would be naive to think that Wilson is one homogenous community where everyone holds the same beliefs and values. We are in fact a community of sub communities formed around old friendships, families, church affiliations, business interests, ethnic heritage, schools, children, shared fences and the need to be social. It is not the intent of the plan to define the beliefs and values of each sub-community or even the community at large other than to say that we all have a shared understanding and value for the rural character of Wilson. To that end we are a community focused on living and preserving that character. That character will be our legacy to those who come after us.

The opportunities are here, they need to be seen in new light and explored as real alternatives. Many of our potential neighbors are still living in Europe because their ancestors did not explore the alternatives and ours did. The choices we make not only determine our future individually and collectively but that of our children individually and collectively

SECTION 2

Land Use, Resources: natural, cultural, agricultural and Housing

The two overriding themes that arose out of this three-year process to develop the plan were:

- Preserve and protect the rural character of Wilson Township
- Preserve and protect the agricultural nature of Wilson Township

Land is at the heart of what we understand as rural (America): farmland, wetlands, fields, woodlands, waterways, grazing land, mountains and prairies. If we eliminate the reality of open lands, “rural”, whether real or conceptual ceases to exist.

Land is what rural people know and value. Farm people of all sizes and kinds, their disagreements aside, know land. They are connected to the land and are dependent on it. They are stewards of it. Farmers control the vast majority of the land in this country. Farmers own and/or control in excess of 46% of the land in the U.S. Land is at the root of the rural economy. When the land is taken or dies the economy unravels.

Given the prime importance of Land, three elements of the Plan (land use; resources natural, cultural and agricultural; and housing) are inseparable and are here woven together into this first section. See [Appendix A](#) for more detailed data on Land Use; [Appendix B](#) for more detailed data on Natural and Cultural Resources; [Appendix C](#) for more detailed data on Housing; [Appendix K](#) for data on Agricultural Resources.

There was an overwhelming voice from the people of Wilson on the need to preserve farms and farmland for agriculture. No one disputes the fact that not all land in our six-mile square borders is prime farmland. There is in fact, a mix of lands bearing USDA-NRCS-Wisconsin soil classification numbers I through VII (see [Appendix K](#)). Areas corresponding to these soil classifications can be viewed on the soil classification map(s) found in [Appendix S](#). Much of the land in the township, no matter what the classification, at one time or another has been cropped, grazed or logged. In looking to the future we bear in mind that some of our lands have suffered from poor farming practices, overgrazing and habitat destruction. Not all of our lands can or should be put into crop or animal production.

This plan is not to tell anyone how to farm or what to produce. This plan simply gives voice to the people’s desire that Wilson remain as a producing agricultural area. That the lands that are suited for production, whether crop or animal, be used for those purposes and that other lands, whether open, wet or wooded be held in those ways for wildlife habitat. Our abundant wildlife from the songbirds and raptors to the deer and bear are among the treasured natural resources that we choose to protect from urbanization and preserve for future generations. In order to do this we choose to keep in place the current Agriculture Zoning structure. Stated simply, lands zoned Ag-1, Ag-2 or Ag-3 will remain as such until a new zoning system may be put in place that carries the same conditions, restrictions and guarantees as currently apply to the land.

Land use zoning has a direct impact on housing in the township. Over the last ten years we have averaged four new homes each year ([Appendix C](#)). These homes have been primarily replacement homes or additional housing for a family member. There have been no “real estate developments” or clustering of housing and that is viewed as a good thing. Over the course of this plan’s life Wilson may begin to experience some pressure for additional housing. If that does occur there should be enough land currently zoned Ag-2 and Ag-3 to accommodate the need. Failing that,

cluster models and development rights models should be employed. For definition of “cluster development” see Appendix O. Cluster development should be restricted to areas other than good agricultural land and developed in a manner that is least disruptive to the natural landscape.

There is mixed reaction to welcoming new businesses into the town. It can be seen as desirable to the local economy if it provides income to the residents but less than desirable if it has a negative effect/affect on the environment or puts undue stress on our physical systems or our tax system. Business that are environmentally friendly, non-polluting and useful to the residents would be welcomed and directed to locate along the Highway 64 or Highway 25 corridors. Home owned business such as a body shop, art studio, auto repair shop, beauty shop, on-site milk bottling etc. (but not restricted to these) could still be created under ordinances enacted by the town board. Businesses that currently exist could continue to exist.

The preceding narrative is based on the extensive work that went in to gathering the information contained in and the creation of appendices B, C and K. The reader will find more information in these sources.

Goals and Objectives that support this section of the plan are:

Protect environmentally sensitive areas.

1. Work with local, state and county groups to develop protection standards for.
 - Groundwater
 - Wildlife habitat
 - Forest management.

Gain additional local control regarding local land use decisions.

1. Develop local ordinances
 - Driveway Ordinance.
 - Subdivision Ordinance.
 - Foundation Ordinance.
2. Require new Commercial (business) to be located near corridor- STH 25&64.
3. Develop a local housing density standard.
4. Increase the choices of Ag-Residential Housing districts.

Reconcile County Zoning Ordinances with the plan.

1. Recreation
 - No Motocross
2. Agriculture
 - Develop an Organic zoning district
3. Housing
4. Commercial
5. Industrial
6. Non- Metallic Mining

Preserve Prime Farmland

1. Identify Prime Farmland.
2. Reconcile with county zoning ordinances.

Preserve Rural Character.

1. Control Housing Density.
 - Maintain as much A-1 as possible.

- Adopt site plan review.
- Define density targets
 - Aggregate density (township wide)
 - Local (specific to an area)
- Preserve the Agricultural character

Educate the township regarding development issues.

1. Develop educational programs.
 - Conventional and organic farming.
 - Land Use Issues.
 - Develop an informational brochure regarding rural sociology.
2. Promote alternative energy practices.
3. Foster expansion of alternative Agriculture (organic, etc.).

SECTION 3

Utilities and community use

Dunn County Energy Co-op and Xcel Energy provide electrical service within the town. Both firms are responsible for constructing, operating and maintaining wires and equipment used in connection with providing energy. Each firm is to provide their utilities in a safe manner and not to interfere with services provided by other public utilities. Three-phase service is available in the township, but only in limited areas, primarily along the Highway 25 and Highway 64 corridors. Services available and provided meet current and projected township needs. No significant changes are needed nor anticipated, other than routine maintenance, for the duration of this plan.

Chibardun telephone Co-op provides and maintains telephone services in the township. It also provides Internet service and in some areas cable television access. Long distance service is available through national carriers and other communications companies. Cellular phone service is available through several different companies. Communication services are adequate in most of the township at this time but need to stay current with the development of new technologies. Communication technologies are changing at a rapid pace and it's likely that more options will present themselves in the near future. The town should be proactive in encouraging the adoption of new communications technology.

There is an underground natural gas pipeline that runs through the township, but service is not available to the residents at this writing. Depending on distribution costs some residents may wish to avail themselves of this service in the future. This is a matter for the town board to peruse. Residents rely on propane, fuel oil and wood for their primary heat sources. Dunn Energy and Cenex are the primary providers of propane and fuel oil.

Each resident of Wilson has a privately owned well water system and is responsible for its maintenance. Residents also have their own septic system, either a conventional or mound system, which must operate according to state guidelines and be properly maintained.

There are no public water systems, wastewater treatment systems, storm drainage systems, or sewage treatment facilities in the township. There is no need to plan for or fund the development of these systems and others, as the residents choose future housing development to be in line with the low-density Agricultural zoning currently in place.

The township of Wilson owns and maintains a town hall.

The Dunn county sheriff's dept provides public safety protection to the township. The town of Wilson and the village of Ridgeland provide fire protection to the township through a volunteer fire protection unit based in Ridgeland. There does not appear to be any need to change either of these arrangements. Emergency medical services are provided by Dunn County Medical Emergency First Responders Group and by an ambulance service that operates out of Dallas utilizing a volunteer staff. These services have been adequate in the past and with the escalating cost of medical services it can only be hoped that they will continue to meet the needs of the township.

The town of Wilson is a member of the Dunn County Solid Waste and Recycling Program. As such residents have access to nine sites in the County for disposal of solid waste and recycling. This has been a cost effective solution to solid waste disposal/recycling and should continue to be so.

In looking forward through the life of this plan it appears that the infrastructure is in place and working for the current and likely population needs. It is not anticipated nor is there a desire for growth that would strain systems already in place or increase the tax burden of the residents. Goals supporting this section of the plan are:

GOAL: Maintain the level of town services

GOAL: Educate the township regarding developmental issues

Objective 2 - Promote alternative energy practices

GOAL: Preserve rural character

SECTION 4

Economic development

Above all, we want to preserve the rural nature of the Township. We recognize that the Town may need new businesses to improve its economic health. Nevertheless, the size and the location of such businesses should be regulated. Growth can be and should be directed for the benefit of the entire community. Our planning should emphasize flexibility within the parameters of the Plan, the willingness to listen, communicate, focusing on the overall good of the community.

The town of Wilson is historically an agricultural economy and thus the existing economic units are typically tied to that history. Farms of this area, although starting out as subsistence farms, have moved to producing commodity crops, mainly dairy and beef. As with any industrial life cycle, this aging of the infrastructure leaves room for new growth outside the envelope and we are seeing the vanguard of such growth in the township at this writing. We now have several organic farming operations and also several niche market growing operations.

With the decline of mainstream farming and the resultant employment and profit, town persons have typically had to find income from off farm sources. These include some jobs in Ridgeland but more typically in outlier cities and villages. There is also a substantial population (18%) that describes themselves as "self-employed."

There are certain things we can say about any impending changes:

- Due to the small size of the population and support industries coupled with its relative distance from large population centers, the town is unlikely to house any large-scale industrial development.

- Because we have a connection to land and do not wish to see it destroyed, we are unlikely to allow heavy industrial use, even if its appearance is unlikely.
- Served by an aggressive and excellent communications company (Chibardun Telephone) we can support and may well see an increase in home-based “office” type jobs where communications (both voice and data) are important. The town should be aware of changes in this field and do what is possible to keep “ahead of the curve” in communications.
- The consolidation phase of small farms has largely run its available course, thus there is little room for further consolidation. While the few large farms may seek to expand, the nature of land in most of the township argues against massive farming operations.

Some possible scenarios of economic growth that should be watched for include:

- Vertical manufacturing operation on existing farms. These might include ice cream, sausage or fluid milk produced from on farm inputs.
- An increase in home based businesses enabled by the excellent communications infrastructure.
- Niche market farming operations. These include vegetables, spices, niche poultry, pick your own and Community Supported Agriculture (CSA) **For a definition of CSA see Appendix M.** Some of these types of marketing require more traffic to the farm due to the structure. This writer does not anticipate much of this added consumer on the farm type agriculture due our relative distance from Major Metropolitan Statistical Areas.
- The largest issue clouding the crystal ball as far as predictions goes is the issue of energy. Since energy is the basis of existing economic frameworks, its availability, or lack thereof, is critical in the direction of the future economy of the area.

Wilson has become essentially a “bedroom” community to the more developed areas interspersed with small service industry concerns and niche market (high value) farming.

Most of this latter prediction has little impact on policies of the town (beyond the potential for higher housing density) but the high value farming operations do. It is these farming techniques and products juxtaposed with commodity farming technologies and products that is likely to cause some issues in which the township will need to get involved at a policy level.

There are also opportunities to be had with regards the more home-based businesses. These are typically service type businesses are they auto repair shops or grant writing consultancies. This sort of business generates a small footprint in the township in regards town government needs and so will have minimal impact on town planning. We see the following goals to be related to the economic development of Wilson:

2. Gain additional local control regarding local land use decisions.

1. Develop local ordinances

- Driveway Ordinance.
- Subdivision Ordinance.
- Foundation Ordinance.

2. Require new Commercial (business) to be located near corridor- STH 25&64.

3. Develop a local housing density standard.
4. Increase the choices of Ag-Residential Housing districts.
- 3. Reconcile County Zoning Ordinances with the plan.**

1. Recreation
 - No Motocross
2. Agriculture
 - Develop an Organic zoning district
3. Housing
4. Commercial
5. Industrial
6. Non- Metallic Mining

4. Preserve Prime Farmland

1. Identify Prime Farmland.
2. Reconcile with county zoning ordinances.

5. Preserve Rural Character.

1. Control Housing Density.
 - Maintain as much A-1 as possible.
 - Adopt site plan review.
 - Define density targets
 - Aggregate density (township wide)
 - Local (specific to an area)
 - Preserve the Agricultural character

6. Educate the township regarding development issues.

1. Develop educational programs.
 - Conventional and organic farming.
 - Land Use Issues.
 - Develop an informational brochure regarding rural sociology.
2. Promote alternative energy practices.
3. Foster expansion of alternative Agriculture (organic, etc.).

9. Foster farming operations.

1. Develop/ maintain/adopt a right to farm ordinance.
2. Attract beginning farmers to the town
 - Work with existing programs to mentor young farmers and to maintain existing farms.
1. Coexist with present and future farming techniques.
2. Foster geographic clustering of organic farms.

For more information on the Economic Development issue, see [Appendix E](#).

SECTION 5

Transportation

The transportation infrastructure of the Township is basic and is foreseen to remain in that condition. In Wilson Township at this time, transportation means roads.

There are three categories of roads: State highways, County roads and Town roads. Responsibility for maintenance of the Town roads falls on the Town Board, who contracts with the Dunn County Highway Department for snow plowing and mowing.

Routine summer maintenance such as patching is an annual contract with the private sector, most recently Wirth Brothers Excavating.

The public views road conditions in the Town to be satisfactory and there seems little sentiment for additional roads or significant upgrades to the existing network.

Cost is an ever-present concern. Continued availability of this money is at the heart of future road conditions.

Due to the rural nature and low population density of Wilson Township, there is little likelihood that any high-tech transportation systems will be introduced here, unless they are first implemented on a national basis.

Like the rest of the country, Wilson Township's transportation system is totally dependent on the availability of oil. Because so many of our residents work at a considerable distance from home, disruptions of oil supplies or dramatic price increases will have a major impact on the economy of the Town. However, there seems to be little that this Plan can do to affect this situation.

The most powerful influence that transportation will have on the Town of Wilson is a potential influx of new residents. Developments such as the proposed new bridge at Stillwater and the ongoing conversion of Highways 46 and 64 to four lanes will increase the rate of development along this corridor.

In conclusion, we see the future of transportation in the Town of Wilson to be much as it currently stands.

SECTION 6

Governmental Cooperation

The Town of Wilson is enmeshed with a variety of other units of government over a wide area of topics. The Town cooperates with these units in ways that are voluntary and mandatory.

Intergovernmental cooperation is defined as a "compilation of objectives, policies, goals, maps, and programs for joint programming and decision making with other jurisdictions, including school districts and adjacent government units." For the Town the interacting units include the Federal Government, the State of Wisconsin, Dunn County, the Village of Ridgeland and surrounding townships.

The Town of Wilson is bordered by the townships of Sheridan, Sand Creek, Otter Creek, Dallas, Hay River, Sioux Creek, and Prairie Farm. The Town also contains the Village of Ridgeland. Ridgeland is the major agricultural business center within a twenty-mile radius. Appendix I

Much of the intergovernmental cooperation is in the area of road maintenance and construction. New road building is regulated by Wisconsin DOT rules and policies of the Dunn County Highway Department. Maintenance of roads in the township falls to the Wisconsin DOT (Highways 25 and 64), Dunn County Highway Department (County roads) or the Townships. Short sections of roads near the Town line are dealt with in shared maintenance agreements with the neighboring Towns. See Appendix F.

Taxpayers within the Town support four different school systems: Barron Area School District, Prairie Farm, Colfax and Boyceville. Students from the Town attend classes in all three of these districts. The Chippewa Valley Technical College also gets funds from the Town. None of these institutions have identified expansion of their services or facilities within the town for the foreseeable future.

At present, no written agreements exist with other governmental units. Unwritten but enduring agreements between Wilson and other municipalities offer testimony to the strong possibility of creating and maintaining ongoing, trusting relationships. Through

both continuing and improved communications, potential conflicts should be minimized or avoided.

Dunn County provides law enforcement and judicial services, emergency planning and communications, public health, nursing, human services, soil conservation services, zoning administration, the county fair, and other recreational facilities, including a bike trail and numerous parks.

At present, the Town has no conflicts with other governmental units nor does it appear that potential for conflict exists. Town residents have expressed a willingness to explore other areas of intergovernmental cooperation as those areas are identified.

More information on the area of Intergovernmental Cooperation can be found in Appendix I.

SECTION 7

Implementation

The plan outlines a direction that has been voiced by the residents and put into written form by the planning commission. As such it is a collection of dreams, pooled wisdom and hopefully a measure of common sense. But, at this point it is nothing more than words on paper. It has no life. What is needed now is leadership to put the plan into the real world. Three things are needed. The first is good will. There must be support and enthusiasm for the plan on the part of the residents and secondly there must be a process.

The second part, the mechanism, is outlined in Appendix G. The first part is a little more complicated since it revolves around leadership and involves personalities, emotions and egos. Nonetheless, leadership is absolutely essential to the success of this plan and it must come from the planning commission, the town board and the plan action committees. It will be the harmonious working together of these groups that will ensure the plans success and without which there will be entropy and self-interest.

The third part is follow-through. Unless all concerned parties follow through to ensure that the Plan is executed, all our efforts will have been for naught.

Appendix A: LAND USE

Selected Survey Results

The following are selected results from the survey of the people of Wilson Township. Much of the Commission's work came from the sentiments expressed in this survey. Full results of the survey can be found in [Appendix J](#).

Question	Strongly Disagree	Disagree	Agree	Strongly Agree
1. We need to preserve farms and farmland for agricultural purposes.	3	13	59	39
2. The Town of Wilson should preserve as much prime farmland as possible.	4	16	57	36
3. A landowner or farmer should have the right to sell his or her farmland for purposes other than farming.	0	17	63	32
4. There should be a limit as to how many farm animals can exist on a farm.	12	34	52	15
5. There should be a limit as to how large in acreage a farm can get.	22	59	20	10
6. Agricultural businesses should be recruited for establishment in the Town of Wilson.	9	28	63	9
7. Productive farmland should not be converted to non-farm use.	10	39	47	15
8. Agricultural land should not be used for residential housing purposes.	8	43	49	10
9. Agricultural land should not be used for commercial/industrial purposes.	7	32	50	19
10. The Town of Wilson should dictate the minimum size of a lot for rural housing.	11	22	52	26
11. Business/Commercial development should be allowed only in designated areas.	4	12	66	30
12. Agri-business development should be allowed only in designated areas.	4	19	64	22
13. Existing land use/zoning regulations have a negative effect on the value of my property.	8	63	30	3
14. Land use/zoning regulations, governing development in the Town of Wilson should be more restrictive.	7	49	41	6
15. Land use policies and regulations should be relaxed so that development can respond more freely to market conditions.	15	54	27	7
16. Landowners should be compensated by government anytime land use regulations decrease the value of their property.	7	31	50	15
17. Land use policies and regulations should emphasize preserving the rural and agricultural character of the Town of Wilson.	1	13	67	27
18. Trees and "green" spaces are more important to me than neighboring houses.	3	15	55	33
19. It is important to preserve woodlands and environmentally sensitive areas in the Town of Wilson.	3	9	67	30

Land Use Summary

Total acres in the Town is 22,986.88

	Total Parcels	Improved Parcels	Total Acres	Net Density Per Parcel (acres)	Average Parcel Size (acres)
General Property					
Residential	164	153	295.29	1:77.85	1.80
Commercial	4	1	20.89	1:1,100.38	5.22
Manufacturing	1	1	1.45	1:15,853.02	1.45
Agricultural	439	0	8,484.36	1:2.71	19.33
Swamp & Waste	303	0	2,312.76	1:9.94	7.63
Forest	486	0	9,624.22	1:2.39	19.80
Other	78	78	151.3	1:151.93	1.94
Total	1,475	233	20,890.27		
Woodland Tax					
Private Forest	7	0	285.19	1:80.60	40.74
Managed Forest Open	28	0	694.41	1:33.10	24.80
Managed Forest Closed	38	0	960.85	1:23.92	25.29
Total	73	0	1,940.45		
Exempt Property					
Federal	0	0	0	0	0
State	21	0	122.74	1:187.28	5.84
County	5	0	6.31	1:3,642.93	1.26
Other	11	0	27.11	1:847.91	2.46
Total	37	0	156.16		

Land Demand

Currently in the township there are two major demands for land agriculture and housing. Of these two uses housing demands will have the largest impact on the demand for land.

Land Prices

In general land prices for the following three uses are,
 \$150-160/acre farmland
 \$5,000/acre residential
 \$2,400-2,500/acre commercial

Dunn County Real Estate Activity & Cost

Classification	Average Cost
Residential	\$179,544
Residential Lot	\$33,438
Commercial	\$149,900
Commercial Lot	N/A
Vacant land	\$74,875

Redevelopment Opportunities

Maintaining or redevelopment of housing stock in the rural environment is more a function of supply and demand, since the town does not have the infrastructure and resources to offer local assistance. Generally speaking the town is agricultural in nature; there are no run down neighborhoods or abandoned industrial sites therefore, there are no traditional "redevelopment opportunities". Redevelopment in the town will occur as this land is changed from its current use to a non-agricultural use.

Land Use Conflicts

Land use conflicts occur as different land uses are placed or are planned to be placed next to each other. The nature of the conflict depends on the circumstances and the views of those affected by the land uses. Regardless of the type or degree of conflict they can have significant impacts on a community's quality of life and land values. Conflicts can also affect future land use development patterns.

Existing & potential Conflicts

From discussions with elected officials and the general population no land use conflicts have been identified.

FACTORS AFFECTING DEVELOPMENT

There are man-made and natural barriers acting as constraints to development such as water, topography, soil conditions, and regulatory controls. In many situations it is possible to overcome these barriers through costly development methods. However, the purpose of analyzing soils and identifying areas according to their development limitations is not intended to restrict development but rather to warn residents, the Town of Wilson Plan Commission, and Town Board of potential problems that may be costly to overcome. Following are descriptions of some man made and natural development limitations that were considered:

Background

Most of Dunn County is composed of land known as Western Coulees and Ridges, "characterized by highly eroded, driftless (unglaciated) topography, relatively extensive forested landscape, and big rivers and a wide river valley. This includes the Mississippi and Chippewa. Some areas contain cold streams fed by springs. Silt loam (loess) and sandy loam soils cover sandstone resting on top of dolomite. "Vegetation consists of bluff prairie, oak-forest, oak savanna, and some mesic forest." Relic conifer forests are present.... There are floodplains with connected wetlands. Agriculture, including dairy and beef forms, is the primary use of land on the ridge tops and stream valleys. Some croplands and pasture lands are set aside in the Crop Reserve Program (CRP). "Wooded slopes are often managed for oak-hardwood production."

"Dunn County occupies 870 square miles near the Mississippi in the region of the older drift and driftless area." The major soils are Knox silt loam and Marshall silt loam, made largely of loess wind-borne to this region.

Dunn County lies within a roughly S-shaped transition belt known as "the tension zone" where Northern Forests and Southern Forests meet. "Early forest surveys indicate that Northern forests consisted of a mosaic of young, mature, and 'old growth' forests composed of pines, maples, oaks, birch, hemlock, and other hardwood and conifer species." "Southern Forests are distinct from the Northern forests because of the predominance of oaks and general absence of conifers. They are relatively open or have a park-like appearance, created by the lack of small trees and shrubs. Examples of southern Forest biological communities are found within southern Dunn County."

Glacial Deposits

The most extensive glacial-lake deposits in the Lower Chippewa basin consists of interlayered silts and clays in the Chippewa and Red Cedar Valleys that were deposited when the margins of a glacier located in Minnesota and Iowa blocked drainage in western Wisconsin roughly 460,000 - 770,000 years ago. Glacial outwash is present in the Red Cedar Valley.

Soils

Soils in the town have been mapped, analyzed and categorized as to their development suitability. Soil characteristics within the first few feet of the surface play an important role in the amount and quality of water entering the groundwater. Specific development limitation information can help decision makers determine the suitability of specific areas for particular types of development. Some limitations can be overcome, or their effects minimized, if proper measures are taken. The Town should encourage development where public services can be maximized and where the limiting factors can be avoided. In areas with severe limitations questions regarding the economic and environmental feasibility of such development should be posed. It is also important to note that the following information is generalized for planning purposes and that these materials do not replace the need for site-specific evaluation.

The following sections identify areas with limitations for developing septic systems and buildings with basements, as identified by the Natural Resource Conservation Service (NRCS). The class of limitations in which a soil type is placed is dependent on depth to bedrock, slope, depth to water table, shrink-swell potential, corrosivity, likelihood of flooding, and potential for use as a foundation base.

Septic Suitability

Soils place limitations on the construction and function of septic systems. The entire town has some soil conditions unsuited to septic development due to predominance of soils that are well or excessively drained, steep topography, or soils with shallow depth to groundwater or bedrock. In areas with shallow soils that are excessively drained, concentration of septic systems could threaten groundwater quality. Current septic system regulations only require a minimal soil depth, sufficient water infiltration into soil, and minimal separation between wells and drain fields. These regulations may not fully address the potential impacts of unsewered development in the Township.

Basement Suitability

Soil limitations affecting basement construction are mostly due to friable soils and shallow depths to bedrock or groundwater. Basements can be built where friable soils exist, but usually result in higher excavation, backfilling and erosion control costs. Basements often cannot be built on shallow bedrock or in areas with a shallow groundwater depth.

Flood Plains

The Town of Wilson has a number of areas adjacent to rivers and streams where water fluctuations can cause flooding. To protect property and public investments, Wisconsin Statutes 87.30(1) requires counties, cities and villages to implement Floodplain Zoning. Dunn County is responsible for administering the Flood plain Management Program.

Development in a floodplain is usually determined through the use of Federal Emergency Management Agency (FEMA) 100-year floodplain maps. While these FEMA flood insurance maps delineate the floodplain, past experience indicates these maps are old and errors have been found. Another method is to map soils that show evidence of flood conditions. For the purpose of this plan the flooded soils have been mapped, and, as is the case with the FEMA maps, errors have been found. Therefore, it is

important to note that the following information is generalized for planning purposes and that these materials do not replace the need for site-specific evaluation.

Future Conditions

Projections

Based on population projections, household size figures, growth rates. As new housing becomes necessary, town officials must weigh the effect on other elements of the plan, primarily the rural character and agricultural nature of the Township and needed service functions such as schools, transportation and utilities. The town has experienced limited industrial and business development pressures. Due to the absence of this type of development historical data does not exist. Therefore the town cannot project or plan for a specific number of businesses or sites. If a business proposal is presented to the town, it would evaluate the proposal against existing zoning and the town's comprehensive plan and render a decision based on its findings. From 1989 through 1997 agriculture, specifically the number of farms, in the town declined at a rate of – 3.3%. This declining trend continues and is projected into the future the town could expect to lose approximately 2 farms every five years.

Projections

Projections in five-year increments.

	2004-2010	2010-2015	2015-2020	2020-2025
Number of Housing Units	48	40	40	40
Acreage needed for Housing Units (assuming A1 zoning)	1,680	1,400	1,400	1,400
Acreage needed for Housing Units (assuming A3 zoning)	48	40	40	40
Number of Commercial& Industrial Units	0	0	1	0
Acreage needed for Commercial& Industrial Units	0	0	20	0

Housing Starts

2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	Total
3	5	5	2	4	3	4	5	3	5	39

2002 There were 5 new homes (stick built or manufactured 1 new mobile homes (single-wide chassis)

Source: 2002 Dunn County Annual report

Preferred Land Use Map

Residential, Agricultural, Woodlands, Commercial, Manufacturing, Wetlands, Surface water and Waste Disposal Sites

Future Boundaries and extensions of Public Utilities and Community Facilities

Currently the Village of Ridgeland would be the unit of government with public utilities. The village has not begun the planning process but the town will share its plans with the Village and would amend its plans if it becomes necessary.

Appendix B: RESOURCES: NATURAL, CULTURAL, AGRICULTURAL

NATURAL RESOURCES

Review of the natural resource base of the county provides general information on the physical and natural resources of the town. The existence of natural physical barriers such as water, topography and soils, act as constraints on the type and location of development. Even though it is possible to overcome them it is advisable to encourage development where public services can be maximized and where the limiting factors affecting development can be avoided.

Soil, water and air are primary resources that sustain all life. Secondary resources such as fish, forestry, and wildlife increase the quality of life. The old saying, "Treat the earth well; remember that it was not given to us by our parents...but was lent to us by our children", is an important premise on which to plan for the protection of natural resources.

The preservation of these resources is a critical component of the Plan. It is inextricably joined with the land use policies put forth in Key Area One: Land Use. The ways we use the land will determine our success in preserving these resources for future generations.

Information on agricultural resources can be found in Appendix K.

Selected Survey Results

A great majority (71-39) feels that the town should do more to preserve wildlife and wildlife habitat and regulations should be put into place (70-39). Without question, woodland and environmentally sensitive areas need to be protected and preserved (97-12). Trees and open spaces are more important than neighboring houses (88-18). However, by a small margin they do not want more parks and recreational areas (68-52).

The Citizen Opinion Survey and the entire survey analysis are in Appendix J.

Biophysical Resources

SOILS

Soils in the town have been analyzed using information provided by the Natural Resource Conservation Service (NRCS). Understanding the importance of the soils present within the town is important because of the limitations that soils can have on type and location of development.

Soil characteristics include slope of the land, depth to bedrock, depth to groundwater, and the identification of wetlands. These characteristics are interpreted to establish development limitations, such as septic suitability, basement construction and identifying areas with steep slopes. Soil characteristics are very important in defining important farmland. High value agricultural farmland is necessary for the continuation of the production of food or fiber. This was defined strictly on the productivity of soils. It did not reflect whether it is currently being cropped or has a history of cropping. Three factors were considered: Whether it is considered to be prime farmland by the USDA-Natural Resources Conservation Service; Its Capability Class. Soils that were in Class I thru IV were considered as tillable. Class V thru VIII are wet or steep and stony; and, productivity for corn in relationship to the most productive soil in the county. Soils that

could be irrigated were also included since they can be highly productive if they have adequate water.

High Agricultural Value Lands have been identified and mapped. It is important to note that these areas **ARE NOT** proposed zoning districts and do not represent any limitations as to its future use. These areas are of a higher agricultural value to the township. However locating and managing these lands will become an issue in the future. Dunn County is currently working on language and a process to evaluate and manage lands of significant agricultural value. In the future these lands will be managed at either the local or county level.

Local management of these lands requires two actions, first the town should identify those lands we believe are important. Second the town should formalize some basic management criteria such as type and intensity of non-agricultural uses as well as preferred and unacceptable agricultural types and uses.

Dunn County management of these lands will be implemented in towns where either a local map and or local management criteria do not exist.

WATER

Wetlands and rivers are the primary components of surface waters in the Town of Wilson. Surface waters are all of the water features, standing still or flowing, navigable or intermittent, which collect and channel overland rainwater or snow melt runoff.

Hydrology

Although hydrology refers to both surface and groundwater, for purposes of this plan and mapping, it refers to those rivers and streams that are designated on the 7.5 Minute USGS Topographic Maps. It includes the Lower Pine Creek, Hay Creek, Otter Creek and several unnamed streams, which flow generally towards the Red Cedar River.

Groundwater

The main source of potable water in the town is from groundwater. The principle aquifer in the town is the sandstone aquifer. Since sandstones are porous, they are susceptible to contamination in areas where this fractured rock occurs at or near the surface, especially where there is little or no soil to attenuate the contaminants.

This is important because the type and intensity of development can have a negative impact on groundwater quality. It is important to understand the connection between groundwater and other water resources. As rain and snow fall to the ground some runs off into lakes, rivers and streams; some evaporates and some is used plants. The remainder seeps into the ground and reaches a saturated zone that comprises groundwater. Groundwater can travel to and through geologic formations that store and transmit water called aquifers.

Although no specific maps are available at the town or county level showing groundwater, other than soil attenuation maps or groundwater elevations based on USGS topographic maps, it is known that groundwater tends to be localized, often following the same watershed boundaries as surface water. This is critical because what is done virtually in the “backyard” either keeps your groundwater pure or contaminates it. Anything people spread, spill or dump on the ground can enter into and affect the quality of the groundwater used for drinking, farming and other activities.

Groundwater is a hidden resource. At one time, its purity and availability were taken for granted. Now, contamination and availability are becoming serious issues. Most groundwater contamination is first identified by nitrate tests since they are inexpensive and are a good indicator of other contaminants. Hopefully, better information will become available in the future.

Floodplains

Another surface water feature that most people are aware of is the floodplain. Floodplains are lands that are generally adjacent to creeks, rivers, lakes, and wetlands and that are susceptible to flood flow (floodway) or areas of slack water (flood fringe). For purposes of this plan, it includes areas that are subject to occasional or frequent flooding (based on soils). Floodplains can be desirable development areas, but pose problems by possibly placing development and property at risk. Maps within Appendix S show the floodplain areas within the town.

Wetlands

Wetlands may be seasonal or permanent and have the capacity to store and filter pollutants. Wetlands are a valuable resource because they store flood waters, filter sediment and nutrients, and serve as groundwater recharge areas. These are areas that have hydric soils (water at or near the surface through most of the growing season) and support hydrophytic vegetation (plants that thrive in wet conditions). Wetlands are shown in maps within Appendix S

Steep Slopes

The topography of the town is generally rolling hills and rough terrain. This is due to the glacial deposits in the county. Apparently, the pre-glacial Chippewa River flowed through a broad, deep channel and was the principal river draining the area. Deep tributary river valleys joining the pre-glacial Chippewa include the present Eau Galle River Valley, the present Red Cedar Valley (approximately from Irvington to Downsville). This has created a scenic landscape, but one that is also sensitive to development.

Generally it is both economically and environmentally beneficial to avoid steep slopes and natural waterways with development. Problems with erosion and runoff can occur by developing steep slopes, and flooding and wet basements are more likely when drainage ways are disrupted. Areas with slopes greater than 20% are considered as environmentally sensitive. This percent slope was chosen because, according to the Soil Scientists, slopes of this steepness make the soils much more unstable and difficult to engineer. Steep slopes shown on maps within Appendix S are areas susceptible to development and should be evaluated for development and management practices.

Woodlands

Woodlands, for the purpose of this plan, are woodlots that are 10 acres or greater in size. This acreage is used because it is the minimum acreage required to be enrolled in the State's Managed Forest. Woodlands can be reviewed on maps within Appendix S.

Nonmetallic Mining Deposits

The Town of Wilson has sand and gravel deposits and these deposits can be found on outwash plains.

ENDANGERED RESOURCES

The Endangered Resources Program works to conserve Wisconsin's biodiversity for present and future generation. The State's goals are to identify, protect, and manage native plants, animals, and natural communities from the very common to the critically endangered. They desire to work with others to promote knowledge, appreciation, and stewardship of Wisconsin's native species and ecosystems.

Wisconsin's Endangered Species are any species whose continued existence as a viable component of this State's wild animals or wild plants is determined by the Department of Natural Resources to be in jeopardy on the basis of scientific evidence.

Wisconsin's Threatened Species are any species that appear likely within the foreseeable future, on the basis of scientific evidence, to become endangered.

A listing of Endangered and Threatened Species can be found in the “Guide to Wisconsin’s Endangered and Threatened Plants” published by the Bureau of Endangered Resources, Wisconsin Department of Natural Resources (PUBL-ER-067).

WILDLIFE

All land and water, whether cropland, woodland, wetlands, rivers and streams, floodplains, and even residential yards, supports wildlife. The Town of Wilson is blessed with a variety of wildlife because of the diversity of its natural resources.

The following types of wildlife are common in the Town of Wilson: Big game such as deer and black bear; small game such as rabbits and squirrels; upland birds such as turkeys and ruffed grouse; a large variety of songbirds and waterfowl; birds of prey such as owls, red-tailed hawks and eagles; and, fur bearing animals such as raccoon, opossum, beaver, mink, red and gray fox, and coyote.

If the Town of Wilson has a wildlife problem, it is not with maintaining populations but controlling them. Uncontrolled populations result in crop damage, car collisions, and nuisance problems. The greatest problems with controlling populations are a lack of access to private property and firearm safety issues that come with increasing development.

Fewer landowners allow hunting for a number of reasons. Regardless of the reason, it is impossible to manage and control wildlife populations without access to private property. If wildlife populations aren’t properly managed, natural forces such as starvation, predation, and destruction of habitat or disease become the limiting factor. It often takes years before populations recover from natural thinning.

Fish: Although trout and other fish are in the local creeks more fishing and water recreation is available directly east in Sand Creek Township on the Red Cedar River. This River provides a variety of warm water game fish such as walleye, small mouth bass, and northern pike. It is common for people to float the river and fish. This is a source of high quality recreation. It should be noted that Tainter Lake and the Red Cedar River above Tainter Lake suffer from high levels of mercury and are subject to consumption advisories.

Other Programs

Every County in Wisconsin is required by Chapter 92.10 of the Wisconsin State Statutes to develop and implement a Land and Water Resource Management Plan. The purposes of the Land and Water Resource Management Planning Program are to conserve long-term soil productivity, protect the quality of related natural resources, enhance water quality, and focus on severe soil erosion problems. The Towns Comprehensive Plans will be consolidated into Dunn County’s Land and Water Resource Management Plan. The county plan must provide for an educational strategy, a voluntary program to achieve compliance with applicable state and county standards, and a regulatory approach should the first two approaches fail. In order to accomplish the State’s goals to improve water quality, the legislature has passed new runoff control rules that are administered by the Department of Natural Resources (NR 151) and the Department of Agriculture, Trade and Consumer Protection (ATCP 50). These rules became effective on October 1, 2002. The town should encourage the agriculture community to cooperate with the county on such issues as

- Coordinate with the Dunn County Land Conservation Division to provide training on the Revised Universal Soil Loss Equation (RUSLE) and the importance of residue management and no till in controlling soil erosion.

- Re-establishment of grassed waterways as a high priority best management practice and that this practice be given a high priority for State and Federal cost sharing assistance.
- Coordinate with the Land Conservation Division to educate landowners on the advantages of participating in the Conservation Reserve Enhancement Program (CREP).
- To achieve compliance with NR151 coordinate meetings with Land Conservation Staff and farmers to identify and map barnyards, manure storage facilities, unconfined manure stacks, and overgrazing within the Water Quality Management Area.
- Work with all landowners, living near streams, to voluntarily participate in an “Adopt a Stream Program” to achieve the water quality goals within the Township. If all of the landowners living near a stream volunteer to participate, as a group, they should be given priority for State and Federal cost sharing programs.
- Encourage woodland owners to work with the DNR Forester to remove those trees that are most likely to be defoliated and killed by a gypsy moth infestation, Dutch Elm disease, oak wilt, bark beetle, blister rust, and other woodland management problems.
- Work with the DNR Foresters to educate landowners about the Managed Forest Program.
- Work with the Department of Natural Resources, USDA-NRCS and the Land Conservation Division to become aware of what plants are considered invasive and to become educated on their control.
- Recommend educating landowners on the importance of allowing hunting to control wildlife populations.

Information on agricultural resources can be found in Appendix K.

Appendix C: HOUSING

Selected survey results

The citizens of Wilson are happy with the number of single family housing units with a slight majority thinking that additional housing is not needed (54-57). They feel the homes are maintained and yards in the town are maintained well and kept in good appearance (100-8). They see a need for affordable, start-up type homes for young families (63-46), and undecided if there are too many mobile homes in town (58-50). The town thinks we should dictate a minimum lot size for rural housing (78-33).

Existing Conditions

Age of Housing Stock

Pre 1940	1940 to 1959	1960 to 1969	1970 to 1979	1980 to 1989	1990 to 2000
65	19	14	44	36	34

Structural Characteristics

Housing Starts

2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	Total
3	5	5	2	4	3	4	5	3	5	39

2002 There were 5 new homes (stick built or manufactured 1 new mobile homes (single-wide chassis)

Source: 2002 Dunn County Annual report

Housing Value

	1990	
	Number	Percent
Less than \$50,000	9	24
\$50,000-\$99,999	22	60
\$100,000-\$149,999	6	16
\$150,000-\$199,999	-	-
\$200,000-\$299,999	-	-
\$300,000-\$499,999	-	-
\$500,000-\$999,999	-	-
\$1,000,000 or more	-	-
Average	\$67,500	

Occupancy Characteristics

General rule is that overall vacancy rate should not be more than 3%. This figure should provide adequate housing choices for consumers.

	2000			
	Town of Wilson		Dunn County	
	Number	%	Number	%
Total of all units	212	100	15,277	100
1-unit, detached	165	78	10,232	67.0
1-unit, attached	3	1	206	1.3
2 units	-	-	513	3.4
3 or 4 units	2	1	614	4.0

5 to 9 units	-	-	814	5.3
10 to 19 units	-	-	447	2.9
20 or more units	-	-	527	3.4
Mobile home	42	20	1,915	12.5
Boat, RV, van, etc	-	-	9	0.1

Source: US Census

Occupancy

	2000			
	Town of Wilson		Dunn County	
Description	Number	%	Number	%
Occupied Housing	192	100	14,337	100
Owner-occupied housing	158	82	9,990	69.1
Renter-occupied housing	34	18	4,437	30.9

Source: US Census

Tenure

	2000			
	Town of Wilson		Dunn County	
Description	Number	%	Number	%
Total Housing Units	212	100	15,277	100.0%
Vacant Housing Units	20	9	940	6.2%
Seasonal	14	7	285	1.9

Low and Moderate Income Housing

The number of low and moderate-income households is important in projecting future housing needs. Low and moderate-income (LMI) households include all households that earn 80% or less of the county median income (\$38,753 x 80% = \$31,002). See Issues and Opportunities Household Income

Affordable Housing

As new housing becomes necessary, town officials must weigh its effect on other elements of the plan, such as transportation and utilities and issues such as density; decent and affordable housing; and repair and maintenance of older housing. Affordable housing, as defined by the Department of Housing and Urban Development (HUD), is a housing unit in which essential housing costs do not exceed 30% of the household income. For example, owner-occupied households are considered to be affordable if the principal, interest, taxes, and insurance costs do not exceed 30% of the household income. Rental housing is considered affordable if the rental and utility costs do not exceed 30%. In the town 92% of the housing meets the criteria of affordable housing. The town will continue to promote housing that meets the basic needs of its residents.

Selected Monthly Owner Costs as a Percentage of Household Income

	2000	
	Number	Percent
Less than 15.0 percent	15	41
15.0 to 19.9 percent	7	19
20.0 to 24.9 percent	10	27
25.0 to 29.9 percent	2	5
30.0 to 34.9 per	-	-
35.0 percent or more	3	8

Special Needs

Rural such as ours do not have the resources available to assist in providing ranges of housing choices for all income levels, for all age groups and for persons with special needs. However, this does not mean that the town can not promote outside services to meet these needs. The following are programs and sources for those individual needing special housing needs to use as resources.

Facility Type	Description	Capacity County
Adult Family Homes (AFA) (Licensed by the State)	A place where 3-4 adults receive care or services that may include up to 7 hours per week of nursing care per resident.	9
Community Based Residential Facility (CBRF)	A place where 5 or more unrelated people live in a community setting. Receiving services such as; room and board, supervision, support services or up to 3 hours of nursing care per week.	7
Facility for the Developmentally Disabled (FDD)	A place where 3 or more unrelated people who are developmentally disabled live.	1
Residential Care Apartment Complex	Independent apartment units which provide; room and board, up to 28 hours per week of supportive care.	1
Nursing Home	A place where 24 hour services are provided for people needing more than 7 hours a week of nursing care.	3

Federal and State Housing Programs

Wisconsin Department of Administration, Division of Housing and Intergovernmental Relations.

Community Development Block Grant Programs

HOME Rental Housing Development

Local Housing Organization Grant Program

Low-Income Weatherization Program

Rental rehabilitation Program

Federal Home Loan Bank of Chicago

Affordable Housing Program

Community Investment Program

U.S. Department of Housing and Urban Development

Section 202/811. Capital advances for co-op housing for elderly or persons with disabilities.

Multi-family FHA Mortgage Insurance

Wisconsin Housing and Economic Development Authority

Affordable Housing Tax Credit Program

Foundation Grant

Home Improvement Loan Program

Development/Redevelopment & Maintenance/Rehabilitation

Maintaining or redevelopment of housing stock in the rural environment is more a function of supply and demand, since the town does not have the infrastructure and resources to offer local assistance. Generally speaking the town is agricultural in nature; there are no run down neighborhoods or abandoned industrial sites therefore, there are no traditional "redevelopment opportunities". Redevelopment in the town will occur as this land is changed from its current use to a non-agricultural use.

Future Needs

The central role of the concept “rural character” impacts on many of our housing decisions, especially the question of housing density. The consensus of the community has been shown to favor maintaining a low housing density, especially in areas currently zoned A1. There is considerable interest in extending the low-density model to areas zoned A2 or A3. The A3 zoning allows the creation of 1-acre parcels, a figure considerably higher than what is seen as ideal by the majority of citizens questioned. Re-zoning, while not out of the question, may encounter considerable resistance. A middle path such as the “cluster housing development” should be considered. By disallowing the standard 5-acre grid development and clustering housing, larger areas of land may be left in a natural state or utilized for agriculture, while affording the landowner/developer generous economic opportunity.

Based on population projections, household size figures, growth rates. As new housing becomes necessary, town officials must weigh the effect on other elements of the plan, primarily the rural character and agricultural nature of the Township and needed service functions such as schools, transportation and utilities.

According to Dunn County housing starts information there has been 42 new housing starts over the last eleven years, or an average of 3.82 new housing starts per year or a 26% growth rate. The average parcel size in the town is dependant on one of the two housing related zoning districts. Exclusive Agriculture (A1) requires a minimum residential lot size of 35 acres, Agricultural Residential (A3) requires a minimum residential lot size of 1 acre. Assuming that development will happen in only one of the districts A1 or A3 results in the following projections. However it is expected that developmet will happen in both districts and that the amount of land needed to meet this need will fall between the two projections.

Projections

Projections in five-year increments.

	2004-2010	2010-2015	2015-2020	2020-2025
Number of Housing Units	48	40	40	40
Acreage needed for Housing Units (assuming A1 zoning)	1,680	1,400	1,400	1,400
Acreage needed for Housing Units (assuming A3 zoning)	48	40	40	40
Number of Commercial& Industrial Units	0	0	1	0
Acreage needed for Commercial& Industrial Units	0	0	20	0

The town has experienced limited industrial and business development pressures. Due to the absence of this type of development historical data does not exist. Therefore the town cannot project or plan for a specific number of businesses or sites. If a business proposal is presented to the town, it would evaluate the proposal against existing zoning and the town’s comprehensive plan and render a decision based on its findings.

From 1989 through 1997 agriculture, specifically the number of farms, in the town declined at a rate of – 3.3% per year. This declining trend continues and is projected into the future the town could expect to lose approximately 2 farms every five years.

Appendix D: UTILITIES AND COMMUNITY FACILITIES

Basic Overview

The Town of Wilson is located in the northeastern portion of Dunn County and is bordered by the townships of Sheridan, Sand Creek, Otter Creek, Dallas, Hay River, Sioux Creek, and Prairie Farm. The Town contains the Village of Ridgeland. Ridgeland is the major agricultural business center within a twenty-mile radius. Appendix I. All of which are in Dunn County except for Dallas, which is in Barron County

The quality of life of the residents of the Town of Wilson depends greatly on the type and extent of the facilities and services available in the community. The residents are concerned about health, safety, education, and recreation. In order to sustain the community and to make it attractive to potential new residents, citizens must have a good understanding of current conditions.

This element examines a variety of community factors. The intent is to raise the awareness of individuals regarding specific factors that exist. This baseline information can then be used to provide direction for utility, facility, and service growth as the population increases in the coming years.

Selected Survey Results

The following are selected results from the survey of the people of Wilson Township. Much of the Commission's work came from the sentiments expressed in this survey. Full results of the survey can be found in Appendix I.

Question	Strongly Disagree	Disagree	Agree	Strongly Agree
20. I am satisfied with the way things are happening in the Town of Wilson.	2	21	75	7
21. I would be willing to pay taxes to expand or improve public lands in the Town of Wilson.	27	56	24	4
22. Traffic is increasing on the roads in the Town of Wilson.	1	24	67	17
23. Town of Wilson's roads are adequate to meet my needs.	2	11	86	11
24. The roads and highways in the Town of Wilson adequately meet the needs of the citizens and businesses.	0	8	89	11
25. Granting Village Powers to the Town of Wilson Board is a good idea.	5	11	78	2
26. I like living in the Town of Wilson.	1	8	46	45

Existing Facilities and Services

Water and wastewater Facilities

Township residents have private wells and sewer systems. The nearest location of public sewer is in the Village of Ridgeland.

Storm Water management Facilities

A storm sewer system is not available in the Township. Storm water is dispersed Using the natural contours of the land in most sections of the township with drainage flowing down local creeks. Where roads and other construction have disturbed the terrain ditches, culverts and bridges have to be used to allow continued drainage. These facilities have been constructed following state and county specifications. In rough terrain where heavy rains could cause washing of unprotected soil catch basins and/or rock rip-rapping have been installed to slow water flow and prevent damage.

Solid Waste Disposal/Recycling

The town of Wilson is a member of the Dunn County Solid Waste and Recycling Program. This is a fee based program and as a member the residents of the town have access to all county recycling and collection sites.

The closest facility being used by local residents is the Ridgeland Area collection site located on Highway 25, just north of Highway 64. For additional information contact the Dunn County Solid Waste Department.

Recreation Facilities

The town has no public parks. The closest park is in the village of Ridgeland and Myron Park, in the town of Sand Creek, is the closest park with camping facilities. There are snowmobile trails maintained by the Prairie Farm/Ridgeland Ridge Runners.

Library Services

The town does not have a Library however it is part of the Dunn county Library system which allows residents access to any of its libraries with the closest facilities located in Menomonie, Colfax, or Sand Creek. Through the system residents also have access to surrounding libraries with the closest facilities located in Barron county in the City of Barron and the village of Dallas.

Police Services

The Dunn County Sheriff's Department provides public safety services to the Township as part of their overall protection responsibility for the county. These services include 24-hour law enforcement, process service, court security, and jail facilities.

The Department is divided into several divisions. The Patrol Division, which includes 11 patrol deputies, 3 patrol sergeants, and one patrol lieutenant, is one of the largest. This group provides field services throughout the county. While on patrol they provide security checks and enforcement of traffic and criminal law and strive to keep the peace. Each officer is provided a home-based squad car so they can be called on for backup and to handle emergencies in their area.

Other divisions in the Department include:

Jail	18 jailers, 4 jail sergeants, 1 jail administrator
Investigations/Community Services	4 officers
Support services	4 secretaries, 1 court officer
Court Security	1 deputy
Civil Process	1 deputy
Reserve Division	20-24 reserves

Fire Protection

The Town of Wilson and the Village of Ridgeland provides joint protection for the Township with Township and Village resident volunteer members staffing the department.

The initial response to fire calls from township areas includes one engine, two tankers and an equipment van. The department also has one brush truck for grass and wood fires. There are forty-five hundred gallons of water available for initial response. Water sources are available in three locations. Two dry hydrants are available, one in Prairie Farm and one in Sand Creek. A high capacity well is located in Ridgeland.

The town has mutual aid agreements with departments in Dallas, Prairie Farm and Sand Creek.

Emergency Medical Services

Several groups provide emergency medical services to the township. These include a full-time ambulance service from Dallas that operates with a volunteer staff and the Dunn County Medical emergency 1st responders Group. The 1st Responders group provides service to the entire township.

The Dunn County Medical Emergency 1st Responders respond to medical emergencies including sickness, accidents, assaults, etc on a 24-hour basis. The

service is activated by calling the 911 emergency number with responders contacted by pagers.

In addition to these services many of the deputies in the County Sheriff's Department are trained and equipped with defibrillators.

Municipal Buildings

The Township has a Town Hall and has access to the Ridgeland Community Center and the Ridgeland American Legion Post.

Electrical and Natural Gas Transmission

The Dunn County Energy Cooperative and Xcel Energy provide electrical power to the Township. Three-phase service is available and currently Xcel is providing three-phase service to the Ridgeland Lumber mill. We energy has an underground natural gas pipeline that crosses the township. To date service is concentrated in the Village of Ridgeland and other more urban population centers. Propane gas and fuel oil are supplied by Cenex and Dunn Energy and are located in the Village of Ridgeland and the Village of Rusk.

Telecommunications and Fiber Optics

Local telephone lines in the Township are provided by Chibardun Telephone and includes service to 658, 949 and 837 prefixes. Long distance service is available from national carriers and other communications companies. Cellular phone service is available from a number of different companies. Chibardun offers telephone, cable television and high-speed internet services to the village of Ridgeland and in limited areas of the Township.

Health care Facilities

Wilson Township residents have ready access to health care in Bloomer, Menomonie, Prairie Farm Chetek, Colfax and Barron, with larger clinics and hospitals available in Eau Claire. Specific facilities include the Red Cedar Medical Center, the Marshfield Clinic, and the Oak Leaf Medical Network. These facilities are associated with a health network that provides extensive referral services. In addition, services are available from a number of other specialized health care providers including dental, chiropractic, optometry, and alternative health care approaches.

Child Care facilities

Information on current child care facilities is available from the Dunn County Human Services Day Care Coordinator.

Churches and Cemeteries

Within the Township boundaries, including the Village of Ridgeland, there are four churches. Ridgeland Lutheran, United Methodist and Zion New Testament are located in the village and Pine Creek Lutheran is in the Township. There are two cemeteries in the Township; one at the Pine Creek Church and the other one is on STH 64 about 1.5 miles east of STH 25. This cemetery has one tombstone with thirteen names engraved on it. The inscription is in Norwegian.

Schools

A number of educational facilities are available to Town of Wilson residents. These range from K-12 schools to three universities within commuting distance.

The township is served by the Colfax, Barron, Prairie Farm and Boyceville School Districts. Middle and high schools are located in Barron, Prairie Farm, Colfax, Boyceville. A Kindergarten through 5th Grade elementary school is located in Ridgeland. A majority of the township's students attend school in either the Barron or Colfax School District.

The township is part of the Chippewa Valley Technical College District. The nearest campus of that institution is in Menomonie. It offers several associate degree

and technical diploma programs. A variety of other programs are available on the main campus in Eau Claire or on one of the other satellite campuses of the District.

Other higher education degree programs are available from the University of Wisconsin-Stout in Menomonie, the University of Wisconsin-Eau Claire, and the University of Wisconsin-River Falls. All are within commuting distance.

Future Needs

In comparing the existing capacity of these utilities and facilities none are at full capacity, none have expressed a concern about providing service to meet the projected growth of the town and none are planning to expand, rehabilitate or create new facilities within the town.

Appendix E: ECONOMIC DEVELOPMENT

Above all, we want to preserve the rural nature of the Township. We recognize that the Town may need new businesses to improve its economic health. Nevertheless, the size and the location of such businesses should be regulated. Growth can be and should be directed for the benefit of the entire community. Our planning should emphasize flexibility within the parameters of the Plan, the willingness to listen, communicate, focusing on the overall good of the community.

The town of Wilson is historically an agricultural economy and thus the existing economic units are typically tied to that history. Farms of this area, although starting out as subsistence farms, have moved to producing commodity crops, mainly dairy and beef. This, coupled with agricultural policies at a national level, has created the framework for the industrialization of farming operations and thus the life cycle that accompanies them. Consistent with a maturing industry, farms have experienced a profit squeeze and so have fallen prey to consolidation. With consolidation has come a reduction of farm economies in neighboring municipalities, especially Ridgeland and therefore a commensurate reduction of diversity in support businesses including stores and implement dealers. This consolidation of agriculture coupled with perceived opportunities in larger cities has lead to a “brain drain” of this township and a loss of at least one generation of people.

As with any industrial life cycle, this aging of the infrastructure leaves room for new growth outside the envelope and we are seeing the vanguard of such growth in the township at this writing. We now have several organic farming operations and also several niche market growing operations.

With the decline of mainstream farming and the resultant employment and profit, town persons have typically had to find income from off farm sources. These include some jobs in Ridgeland but more typically in outlier cities and villages. There is also a substantial population (18%) that describes themselves as “self-employed.”

The future for economic development is a little hard to predict largely because of the looming “peak oil” phenomenon. **For a definition of peak oil see Appendix N.** There are certain things we can say about any impending changes:

- Due to the small size of the population and support industries coupled with its relative distance from large population centers, the town is unlikely to house any large-scale industrial development.
- Because we have a connection to land and do not wish to see it destroyed, we are unlikely to allow heavy industrial use, even if its appearance is unlikely.
- Served by an aggressive and excellent communications company (Chibardun Telephone) we can support and may well see an increase in home based “office” type jobs where communications (both voice and data) are important.
- The consolidation phase of small farms has largely run its available course, thus there is little room for further consolidation. Also, the topography does not lend itself to large fields and thus we are near the limit of this style of agriculture. That implies that we will probably see little more impact due to change in “traditional” agriculture other than the possible disappearance of large scale farms altogether.

Some possible scenarios of economic growth that should be watched for include:

- Vertical manufacturing operation on existing farms. These might include ice cream, sausage or fluid milk produced from on farm inputs.
- An increase in home based businesses enabled by the excellent communications infrastructure.

- Niche market farming operations. These include vegetables, spices, niche poultry, pick your own and Community Supported Agriculture (CSA) **For a definition of CSA see Appendix O.** Some of these types of marketing require more traffic to the farm due to the structure. This writer does not anticipate much of this added consumer on the farm type agriculture due our relative distance from Major Metropolitan Statistical Areas.

The largest issue clouding the crystal ball as far as predictions goes is the issue of energy. Since energy is the basis of existing economic frameworks, its availability, or lack thereof, is critical in the direction of the future economy of the area. For instance, as gas prices rise, if there isn't a corresponding decrease in either usage rates or alternative fuels in place, the population that is commuting to jobs will not be able to do so. Fossil energy is also directly used in plastics, pesticides, fertilizers, grease, electricity and a host of other critical products. That implies that there would be sea changes in the economies of the area that will go in one of several directions:

- people will be forced to move to closer proximity of industrial work, thus emptying the town of persons,
- jobs will be more "information" based and thus persons will be able to work from home and travel less, thus retaining our population
- farming may revert to subsistence style again resulting in many fields now out of production due to equipment size being pressed back into service.

In any case, wood lots are likely to become very important as heating fuel thus putting more pressure on better forest management.

Conversely, if the energy issue is resolved or delayed to outside the window of this projection, we can expect things to progress much along the lines that we have already seen: further maturation of commodity agriculture, but on a global scale, and the influx of persons along the I-94 corridor and thus the eventual development pressure from both the Menomonie and New Richmond directions. Also expanding quickly at this writing is Rice Lake. In short we will see what is essentially a "bedroom" community to the more developed areas interspersed with small service industry concerns and niche market (high value) farming.

Most of this latter prediction has little impact on policies of the town but the high value farming operations do. It is these farming techniques and products juxtaposed with commodity farming technologies and products that is likely to cause some issues in which the township will need to get involved at a policy level.

There are also opportunities to be had with regards the more home-based businesses. These are typically service type businesses are they auto repair shops or grant writing consultancies. This sort of business generates a small footprint in the township in regards town government needs and so will have minimal impact on town planning. Such "industries" planning and economic help at this time typically come from the several EDC units that serve this area namely: Dunn County Economic Development Corp, West Central Regional Planning and the Wisconsin Department of Commerce.

Agriculture continues to be the major element in the economy of the Town. Recently, the economy has been augmented by a variety of small to medium-sized businesses that include retail sales, logging and forest management, telecommunications services, manufacturing, auto and tractor salvage yards, and business services related to tourism.

Labor Force

According to the Wisconsin Department of Workforce Development, the civilian labor force in Dunn County has increased from 20,960 in 1993 to 23,566 in 2000 (12% increase). In that same time period unemployment in the County has decreased from 4.7% to 3.8%. According to the 2000 census, the Town of Dunn had an unemployment rate of 3.7%. Over this reporting period Dunn County has maintained close parallels with the state regarding unemployment rates.

Employed Status

OCCUPATION	Number	Percent
Management, professional, and related occupations	74	29.6
Service occupations	26	10.4
Sales and office occupations	32	12.8
Farming, fishing, and forestry	16	6.4
Construction, extraction, and maintenance occupations	38	15.2
Production, transportation, and material moving occupations	64	25.6
TOTAL	250	100.0

The work force is fairly evenly distributed among the above occupational categories with the exception of farming, fishing and forestry, 23 people (3%). In 1990 farming, fishing and forestry was the largest sector of the workforce 100 people (6.7%).

Class of Worker	Town of Wilson		Dunn County		State of Wisconsin	
	Number	Percent	Number	Percent	Number	Percent
Private wage and salary workers	180	72.0	15,312	73.6	2,217,490	81.1
Government workers	25	10	3492	16.8	340,792	12.5
Self employed workers in own not incorporated business	45	18.0	1,862	9.0	167,248	6.1
Unpaid family workers		0	125	0.6	9,395	0.3
TOTAL	250	100.0	20,791	100.0	2,734,925	100.0

A comparison of the class of workers at the Town, County and State level indicates that across the board "Private wage and salary workers" is the largest class of worker. However, the Town has a larger "self employed worker in own not incorporated business," 14.2%, than the county, 9.0%, or the state, 6.1%.

Commuting to Work

	2000	
	Persons	Percent
16 Years and Older	248	100.0
Work at Home	23	9.3
Drove alone	191	77.0
Carpooled	20	8.1
Walked	12	4.8
Other means		
Mean Travel Time = 29.1 minutes		

Largest Employers in Region

Wal-Mart Associates
University of Wisconsin-Stout
Menomonie Public Schools
County of Dunn
Minnesota Mining & Manufacturing
Hunt-Wesson Inc.
Myrtle Werth Hospital Inc.
Cardinal F. G. Co.

Local Employers

Schlagel Lumber mill
Greg Thompson Dairy
Rogers Dairy
Bygd's Precision Machining

Desirable Businesses and Industries

The Town would welcome a reasonable number of carefully situated, small, non-polluting, environmentally safe light industries and/or businesses. To determine whether the industry or business is appropriate for the Town, planners should consider the size of the parking lots, number of employees, number of customers and deliveries, nature of trade, signage, lighting, and traffic. Industries or businesses should be in keeping with the rural and agricultural character of the area.

Community Strengths and Weaknesses

Strengths

- A strong labor pool.
- High quality local schools
- Proximity to UW System & Chippewa Valley Technical College, for education and community services.
- Good, well-maintained roads.
- Excellent infrastructure of telecommunications industry.
- Beautiful natural environment.
- No environmentally contaminated sites.
- Low crime rate.
- Good medical services.
- A number of religious institutions.

Weaknesses

- Public sewer and water system.
- No economic assistance programs to promote new businesses.
-

Local Industrial/Business Parks

Name	Total Acres	Percent Occupied
Boyceville Industrial Park	250	0
Colfax Industrial Park	22	9
Knapp Industrial Park	6	0
Menomonie Industrial Park	1,250	88
Stout Technology Park	216	65

Environmentally Contaminated Sites

None have been reported

State and County Programs

The town does not have the resources to offer any economic development programs however, the State and the County have some programs to expand existing businesses. The town would encourage businesses to research and utilize the following programs and to contact Dunn County Economic Development Department for specific assistance.

Selected Economic Development Programs

The Community Development Block Grant-Public Facilities for Economic Development (CDBG-PFED).

The Community Development Block Grant- Economic Development (CDBG-ED).

The Community Development Block Grant-Blight Elimination and Brownfield Development Program (CDBG-BEED).

Enterprise Development Zone (EDZ)

Community Development Zones (CDZ)

Rural Economic Development (RED) Early Planning Grant Program.

Wisconsin Development Fund-Major Economic Development Program (MED).

Transportation Facilities Economic Assistance and Development Program.

Customized Training Grant Programs.

Industrial Revenue Bonds.

Industrial Revenue Bonds.

Technology Development Fund Program.

Transportation Economic Assistance

Tax Incremental Financing

Future Development

The town has experienced limited industrial and business development pressures. Due to the absence of this type of development historical data does not exist. Therefore the town cannot project or plan for a specific number of businesses or sites. If a business proposal is presented to the town, it would evaluate the proposal against existing zoning and the town's comprehensive plan and render a decision based on its findings.

Appendix F: TRANSPORTATION

Dunn County Highway department, District Six State of Wisconsin DOT and Town of Wilson chairman, helped to develop the information for this element.

Transportation in the Town of Wilson includes commercial, commuter, recreational, and heavy farm equipment.

The Town of Wilson has thirteen miles of two-lane state roads, sixteen miles of county roads, and 43.21 miles of township roads.

The state roads, Highway 25 and Highway 64, pass through the Township. Highway 25 runs north and south, while Highway 64 runs east and west. Of the 36 sections in the Town of Wilson only two sections do not have a roadway going through them. All but approximately a mile and a half is now paved or blacktopped. Roads should meet the needs of the citizens; they should be safe and in good repair.

Selected Survey Results

Our comprehensive land use survey determined that most people in the Town agree that traffic is increasing. Our roadways are in adequate shape to meet the needs of the citizens and businesses. Most of the people in the Town are satisfied with the condition of our roads.

Principle arterials (maps within Appendix S)

Principle arteries are Highway 25 and 64 in the southern part. The two highways combine for about a mile and then split. County W and County V lead off of Highway 25. County SS and County W lead off Highway 64.

Thirteen miles of Highway 25 and 64 are two-lane state roads. They have (2) 12 foot paved driving lanes with 2 foot paved shoulders located within a 66 foot right of way. Highway 64, on the other hand, varies in width of the right of way. Highway 25 was repaved from Highway 64 to Ridgeland in 2000-2001. Highway 64 was milled repaved in 1998.

Minor arterials None.

Major collectors

There are sixteen miles of county roads in the Town. They include County roads SS, W, WW, and V. They vary in width from 22 to 24 foot paved driving surface with 2 foot aggregate shoulders within a 66 foot Right of Way.

Minor collectors None

Local roads

There are 42 miles of township roads, which generally have a 20 foot paved driving surface with 2 foot aggregate shoulders within a 3 rod (49.50 feet) right of way.

Town of Wilson roadways that are not paved:

12450 Ave. (Section 2). The Township of Dallas maintains this road. Wilson is billed for 1/4 mile of a 1/2-mile road.

A portion of 1250th avenue (Section 33) is crushed rock (aggregate) and was scheduled to be paved in 2003. 630th Street (Section 34), 548th Street (Section 8) and 1342 Avenue (Section 4) are also aggregate based roads. 730th Street (Section 36) is an aggregate based road that joins the Town of Wilson with the Town of Sand Creek and is maintained by the Town of Sand Creek.

Maintenance Responsibility

Township roads are maintained, through agreement, by the Dunn County Highway Department. When state and county roads are plowed the town roads are also plowed. Summer maintenance such a mowing is also contracted and provided by the County. Routine summer maintenance such as patching is an annual contract with the private sector.

Since the Township has no equipment of its own, timely plowing after snowstorms has been a concern. However the Town plans to continue to contract plowing, mowing, and road maintenance services.

Maintenance Responsibility: 2003

	Length (miles)	Percent of Total
State of Wisconsin	13	18
Dunn County	17	24
Town of Wilson	42	58
Private	0	0
Total	72	100

Note: The sum of the percentages may not equal total due to rounding.

Future growth will create more traffic and road wear, and the Town will have to continue to provide maintenance.

Traffic Conditions

Daily traffic on state and local roads is counted and logged by the State and County. For the most part Township roads handle traffic quite well, except for occasional large tractors, implements, and combines. At various times of the year, such vehicles usually make it a little tight for oncoming traffic to pass on certain roadways.

Highway 25 is a major route from Barron to Menomonie, which is to our south. Highway 25 is an artery for truck, recreational, and commuter traffic. Highway 64, which crosses Wilson on the southern edge, connects Wilson to Stillwater, New Richmond, Bloomer, and connects Highway 53 to the east, which also carries a large volume of traffic.

In summary, residents will have the chance to enjoy the rural surroundings of the Town, the woods, the rolling country, and the beauties of the seasons and still be close to large cities in the area. There have been WIS DOT studies and planning regarding turning Highway 64 into a four-lane highway when the bridge is built at Stillwater. However, at this time these studies are preliminary and beyond the twenty year planning horizon.

Road Pavement

According to state law, the Township inspects all roads eligible for state aid on a bi-annual basis and assigns a pavement condition rating. The system used is PASER (Pavement Surface Evaluation and Rating). The PASER Rating System is used to evaluate each road segment, based on a scale 1-10.

The average rating for the Township is 5 and 18% of the roads are rated as Excellent or very Good, 46% are rated Good to Fair, and 36% are rated Poor to Very Poor.

Condition of local roads in 2002

PASER	Condition	Warranted Maintenance	Miles	Percent of Total
1	Failed	Reconstruction	1.03	2.38
2	Very Poor	Reconstruction	1.70	3.93
3	Poor	Structural Improvements and leveling-overlay	12.92	29.9
4	Fair	Structural Improvements and leveling-overlay	11.58	26.80
5	Fair	Preservative Treatments	0.73	1.69
6	Good	Preservative Treatments	0.43	1.00
7	Good	Routine Maintenance	6.86	15.88
8	Very Good	Routine Maintenance	7.11	16.45
9	Excellent	None Required	0.00	0.00
10	Excellent	None Required	0.85	1.97
Total			43.21	100.00

5 year Improvement Plan (Local)

Town of Wilson Road Maintenance Plan: 2004-2009				
Road Name	From	To	Miles	Year
Reconstruct 665 th Street	County V	South	1.2	2004
Resurface 665 th Street	County V	South	1.2	2005
Reconstruct 665 th Street	County W	North	1.1	2005
Resurface 665 th Street	County W	North	1.1	2006
Reconstruct & Resurface 1300 Ave.	Sheridan Line	530th Street	1.3	2007
Reconstruct 1260 Ave.	State Hwy. 64	690 th Street	1.0	2008
Resurface 1260 Ave.	State Hwy. 64	690 th Street	1.0	2009

5 year Improvement Plan (County)

There are no county road projects planned through the year 2007, this is according to the county's current 5-year road plan.

5 year Improvement Plan (State)

According to state's 6-year plan, there are no major projects in Wilson Township. With continued maintenance, our roads should maintain their current rating well into the near future.

Summary

In comparing the state and county plans against those of the town no conflicts have been discovered, the town will continue to contract with the county for road maintenance and will cooperate with the state regarding state transportation issues.

Bridges

Name/ Location	Span Crossing	or Maintenance Responsibility	Load Restriction
Pine Creek	32.5 feet	Town of Wilson	None

Bridges in the town are in good shape. They are inspected and rated by the Dunn County Highway Department at two-year intervals.

Air Transportation

Three light aircraft airports are nearby, Rice Lake, Menomonie and Boyceville. Chippewa Valley Airport is located on the north side of Eau Claire, just off USH 53. The major airport in the region is the Minneapolis/St. Paul International Airport.

Rail Transportation

Two rail lines, Wisconsin Central Limited (WCL) and the Canadian National Railway Company (CN), cross the county.

Bicycle/Walking Trails

The Town has no bicycle or walking trails, but it does have a state snowmobile trail that follows Highway 64 to the east and west leading to Ridgeland. North and south, the trails pass through privately owned land. The trail system is maintained by the Prairie Farm-Ridgeland Snow Runners Snowmobile Club.

Special Transit Facilities

Local bus service is Greyhound Bus, available in Eau Claire. Disabled and Elderly Transportation, Inc. (DET) "is a private, non-profit organization. DET's specialized service is available to elderly and disabled individuals throughout Dunn County who require transportation. All requests for volunteer drivers require a 48-hour advance notice and appropriate authorization. Contact the Dunn County Office On Aging for additional information

Freight Transportation

Despite having good access to rail links, freight movement in the region is dominated by trucking. Given national trends in the air cargo industry and rail industry, it is expected trucking will remain the dominant mode of freight transportation well into the future. The closest trucking companies are located in Eau Claire, Menomonie, and the Twin Cities.

Existing Transportation Plans

The following plans are listed as an inventory of existing plans. None of them have a direct impact on transportation in the town. However if conditions change these plans would be reviewed.

Translinks 21

Translinks 21 is a Department of Transportation program that provides policy level guidance for the preparation of individual plans for highways, airports, railroads, bikeways, and transit. Of particular importance are the \$175 million Country Roads Program "to maintain less-traveled state highways and provide habitat and landscape improvements to enhance the scenic, historic, and other attractions surrounding the highway" and the Local Road Improvement Program "to help local communities pay for needed improvements on local routes."

Wisconsin State Highway Plan-2020

The State Highway Plan 2020 sets forth investment needs and priorities for the state's trunk highways. Backbone and collector routes have been identified.

Midwest Regional Rail System

The Midwest Regional Rail System is a plan to improve the rail network in the Midwest. Passenger service would be available in Eau Claire and Minneapolis/St. Paul.

Wisconsin Bicycle Transportation Plan-2020

The Wisconsin State Bicycle Transportation Plan - 2020 promotes bicycling between communities. The suitability of the Township for bicycle traffic may be a subject of interest.

State Recreational Trails Network Plan

The State Trails Network Plan (DNR) encourages communities to develop additional trails linking to the statewide trail system. Planners could work with the DNR and the DOT's Bicycle Transportation Plan to establish such trails.

Wisconsin State Airport System Plan-2020

The Wisconsin State Airport System Plan - 2020 seeks to preserve and improve the 100 public use airports that are part of the system.

Policies

According to the Dunn County Highway Department Engineer, the following are county specifications for driveways accessing onto county roads:

Sight Distance	Min. Sight Distance	Desirable Sight Distance
30 MPH	200'	200'
40 MPH	275'	325'
50 MPH	400'	475'

There is a township ordinance for an 83' setback from a road centerline for any building or building construction unless the Town Board provides a variance.

According to the Township any roadway from a land-locked parcel will be constructed to the township road specifications at the owner's expense. After construction, it will be inspected for compliance with the road standard. Once the driveway has met the town's road standard the owner may request the town to take over ownership at which time it will be maintained by the Town. However, the Town is not obligated and may refuse to take over the road at the discretion of the Town Board.

The town does not have a culvert ordinance regarding pipe diameter for driveways, however the Town follows the county's standards and recommendations. Maps in Appendix S

Appendix G: IMPLEMENTATION

The Town of Wilson Comprehensive Plan provides for the rural development and open space preservation objectives recommended by the Town's Plan Commission. This section identifies the mechanisms to implement those recommendations such as zoning, subdivision controls, ordinance development and local informational opportunities.

IMPLEMENTATION PROCESS

How To Implement

This plan looks twenty years into the future. The recommended direction for the Town Board to follow is in the form of goals and objectives. Since the plan looks at the next twenty years, it's possible that not all of the goals will be implemented right away. Some goals may have prerequisites such that another goal or some other action may need to be completed before they can be addressed. Also some goals may have a higher priority while others may need additional resources.

Beginning the implementation process requires one of the following actions by the Town Board;

1. Town Board acts independently and implements the goal.
2. The Town Board passes the goal to the Plan Commission for its study and recommendations. The Plan Commission will determine the most efficient method of study.
3. Final action for Community Cooperation, Local Ordinances and County Ordinances rests with the Town Board.

Community Cooperation

Community cooperation should be utilized as the educational and communication tool available to assist the town in analyzing the need for local ordinances or zoning. Through community cooperation the town can stay informed on local and county concerns and educate its citizens about development issues. Community cooperation could lead to a local ordinance, a local ordinance change, to new zoning districts, or to revisions in existing districts. Community cooperation is also the mechanism to encourage intergovernmental cooperation.

Local Ordinances

Another common implementation tool available to the Town Board is local ordinances. The town currently has some local ordinances in place and would review them against the comprehensive plan, county zoning ordinance, and state statutes for inconsistencies and will make necessary ordinance revisions. For example, the Town Board could request the Plan Commission to draft language amendments to an existing ordinance or to draft language for a new ordinance. If the Town Board were to adopt additional ordinances, such as a subdivision ordinance, the comprehensive plan, county ordinances and state statutes will be used as guides.

The town has adopted an Ordinance implementing the Uniform dwelling Code and created the position of Building Inspector. The town building inspector follows the State of Wisconsin Unified Dwelling Code when inspecting housing construction and remodeling projects.

Subdivisions

Control of land divisions is of particular importance, since decisions regarding the subdivision of land are some of the first official activities involving public policy as it relates to new development. Chapter 236 of the Wisconsin Statutes sets forth minimum platting standards.

All townships in Dunn County, zoned and unzoned, fall under Dunn County Subdivision review. Subdivision review deals with the legal requirements to create one or more lots from an existing parcel. Subdivision review does not deal with zoning issues such as setbacks, lot sizes or land use. Towns with village power can, within statutory limitations, write and adopt local ordinances such as a subdivision ordinance. Adopting a local subdivision ordinance requires local review along with county and, in some instances, state review. Enforcement of the local ordinance would be the responsibility of the town. Towns are authorized under Section 236.45 to adopt subdivision control ordinances that are at least as restrictive as Chapter 236. Several types of subdivision ordinances are available such as traditional lot and block or conservation (clustering) subdivisions. Information on subdivisions is available through the Dunn County Planning Resources and Development Department, UW-Extension, and private consultants.

Site Plan Review

Preserving rural character and creating a sense of community are important issues that are connected to the visual characteristics of the town. When the town

adopted Village Powers it received the power to create a site plan review process. Site plan review can deal with the general principles of housing placement or it can deal with very specific site planning standards.

County Ordinances

The County's comprehensive ordinances regulate sanitary permits, subdivisions, storm water, erosion control, and zoning. Most local units of government rely on zoning as the strongest tool to regulate the use of property in the public interest. Zoning is a means to properly place community land uses in relation to one another while providing adequate space for each type of development. It can be used to control the development density in each area so the property can be adequately served with governmental facilities. Zoning directs growth into appropriate areas while protecting existing property by requiring new development to provide adequate light, air and privacy to the citizenry within the community. Zoning ordinances usually contain several different zoning districts such as agricultural, conservancy, residential, commercial, and industrial. They also indicate specific permitted uses within each district and establish minimum lot sizes, maximum building heights, and setback requirements.

Zoning

The Town of Wilson is currently participating in Dunn County Comprehensive Zoning. The county is rewriting its zoning ordinance to reflect current development patterns and practices. The county is working closely with the towns to get input for the current revisions and to identify areas to consider for the planned new zoning ordinance.

The Town's Comprehensive Plan and recommendations will be reviewed against the county zoning ordinance. If inconsistencies between the Town's plan and county zoning are discovered, the Town Board will request the County to make zoning ordinance revisions to be consistent with the plan. For example the Town Board could request the Plan Commission to draft language amendments to an existing county ordinance or to draft language for a new ordinance or zoning district. When completed, the Plan Commission sends an approval recommendation to the Town Board. Once the Town Board agrees with the recommendation it sends the request to the county to the county. Once the request reaches the county it follows the county amendment process.

Recommendations of the Town comprehensive plan are long range and it is important to understand that some areas of the plan will not be developed for a number of years. Consequently, county-zoning districts may not need to be immediately changed to reflect the Town's comprehensive plan and should be changed incrementally. Zoning should always be consistent with appropriate use of the land.

GOALS AND OBJECTIVES

A goal is a long-term end toward which programs or activities are ultimately directed, but might never be attained. The goal represents a general statement that outlines the most preferable situation that could possibly be achieved if all the objectives and policies were implemented. The goals are the Town's desired destination.

Through the use of visioning sessions, citizen opinion survey, inventory data and other community input, the Plan Commission developed Town goals. Goals are not necessarily specific to a particular planning element. Therefore connection and crossover to other goals and planning elements is inevitable.

Goal:

A long-term end toward which programs or activities are ultimately directed, but might never be attained. The goal represents a general statement that outlines the most preferable situation that could possibly be achieved if all the objectives and policies were developed to their fullest extent. The goals are the Town's desired destination.

The Land Use Planning Committees through the use of visioning sessions, citizen opinion survey, reviewing inventory data and other community input accomplished development of goals. The goals are to be used as guidelines for making development policies and decisions regarding achieving the most desirable community growth. Over time the Land Use Commission created the following goals and objective based on the information gathered from the survey.

Objective:

Objectives represent concrete actions or steps that can be taken to achieve each of the community's goals. Objectives are general policy statements or they are specific rules used to guide future land use decisions.

Protect environmentally sensitive areas.

Work with local, state and county groups to develop protection standards for.

- Groundwater
- Wildlife habitat
- Forest management.

Gain additional local control regarding local land use decisions.

Develop local ordinances

- Driveway Ordinance.
- Subdivision Ordinance.
- Foundation Ordinance.

Require new Commercial (business) to be located near corridor- STH 25&64.

Develop a local housing density standard.

Increase the choices of Ag-Residential Housing districts.

Reconcile County Zoning Ordinances with the plan.

Recreation

- No Motocross

Agriculture

- Develop an Organic zoning district

Housing

Commercial

Industrial

Non- Metallic Mining

Preserve Prime Farmland

Identify Prime Farmland.

Reconcile with county zoning ordinances.

Preserve Rural Character.

Control Housing Density.

- Maintain as much A-1 as possible.
- Adopt site plan review.
- Define density targets
 - Aggregate density (township wide)
 - Local (specific to an area)

- Preserve the Agricultural character

Educate the township regarding development issues.

Develop educational programs.

- Conventional and organic farming.
- Land Use Issues.
- Develop an informational brochure regarding rural sociology.

Promote alternative energy practices.

Foster expansion of alternative Agriculture (organic, etc.).

Maintain the level of town services.

Identify local services.

Maintain working partnership with the Village of Ridgeland.

Meet to discuss the mechanics and interactions of jurisdictional power.

- Extraterritorial Zoning
- Extraterritorial Review.

Foster farming operations.

Develop/ maintain/adopt a right to farm ordinance.

Attract beginning farmers to the town

- Work with existing programs to mentor young farmers and to maintain existing farms.
- Coexist with present and future farming techniques.
- Foster geographic clustering of organic farms.

Integration

In order to meet the goals and objectives laid out in the Implementation element, portions of other planning elements may come into play. While some of the goals are specific to a particular element, achieving the goal may require a much broader viewpoint. The driving force behind this whole process has been a comprehensive analysis of the community, as the town begins to implement its goals it should comprehensively assess the impact the objectives will have on the rest of the plan.

PLAN MONITORING, EVALUATION AND UPDATE

The plan is subject to the passing of time, which may make objectives and recommendations obsolete. Plan monitoring and evaluation is an ongoing process and eventually will lead to plan updating. The time that elapses between the adoption of the plan and the need to update, depends on new conditions and issues that demand a plan update. The Town will monitor the progress of plan implementation and evaluate it against changing conditions on at least five year intervals or as changes warrant. The Plan Commission will remain flexible with regard to updates. It is not expected that updates will be necessary more often than every two years, but should be conducted within seven years.

Appendix H: ISSUES AND OPPORTUNITIES

Socioeconomic profile

Note: unless otherwise noted US Census data is the source of data and information.

Population Changes

Unit of Government	1950	1960	1970	1980	1990	2000	Total Change	Percent Change
Wilson	600	539	430	464	490	528		

Population, Age and Household Comparison

Town of Wilson	1990	2000	Numeric Change
Population	490	528	38
Households	177	192	15
Household size	2.77	2.60	

Population Projections Wisconsin Department of Administration (DOA)

Unit of Government	Census			Projection				
	1980	1990	2000	2005	2010	2015	2020	2025
Wilson	464	490	500	516	527	534	548	562

Comparing projections to actual 2000 data indicates that the population is increasing but, at a much higher rate than was originally projected.

Households By type

	Town of Wilson		Dunn County	
	Number	Percent	Number	Percent
Total number of households	192		14,337	100
Family households	145	76	9,265	64.6
With children under 18 years	57	30	4,496	31.4

Married couples	130	68	7,754	54.1
With children under 18 years	51	27	3,527	24.6
Female head of household	7	4	993	6.9

With children under 18 years	2	1	666	4.6
Non-family household	47	25	5,072	35.4
Householder living	43	2	3,500	24.4

alone				
Householder years & older	65	15	8	1,286 9.0

Household by Type indicates that Dunn County is largely a family community, with 64.6% as family households and half of those are with children under the age of 18. The township has a slightly higher percentage of family households 76% than does the county (64.6%) and the township also has a higher percentage of married couples 68% as compared to the county at 54.1%.

Household Projections and Comparison, Wisconsin DOA

	Census	Projection				
Unit of Government	2000	2005	2010	2015	2020	2025
Wilson	192	201	208	214	223	231

Gender and Age

	Town of Wilson		Dunn County 2000	
Total Population	500		39,858	
Subject			Number	Percent
Male	261	52	20,094	50.4
Female	239	48	19,764	49.6
Under age 5	28	6	2,285	5.7
5-9 years	29	6	2,415	6.1
10-14 years	38	8	2,844	7.1
15-19 years	44	9	4,175	10.5
20-24 years	25	5	5,496	13.8
25-34 years	46	9	4,817	12.1
35-44 years	93	19	5,444	13.7
45-54 years	73	15	4,988	12.5
55-59 years	27	5	1,689	4.2
60-64 years	27	5	1,230	3.1
65-74 years	41	8	2,231	5.6
75-84 years	24	5	1,569	3.9
85 years & older	5	1	675	1.7

Median age	40.4		30.6
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There were 500 residents in the town of Wilson with the distribution listed in **Sex and Age**. The township population has slightly more men than women, while the county is more evenly split. By age, the township and county seem to be distributed the same.

Educational Attainment

	Town of Wilson		Dunn County	
Subject			Number	Percent
Population 25 years & over	322		22,644	100
Less than 9 th grade	19		1,161	5.1
9-12, no diploma	41		1,862	8.2
High school graduate (includes equivalency)	131		8,353	36.9
Some college, no degree	69		4,621	20.4
Associate degree	28		1,875	8.3
Bachelor's degree	26		3,120	13.8
Graduate or professional degree	8		1,652	7.3
High school graduate or higher		81		86.6
Bachelor's degree or higher		11		21.1

Household Income	Number	Percent
	185	
Less than \$10,000	20	
\$10,00-\$14,999	11	
\$15,000-\$24,999	37	
\$25,000-\$34,999	26	
\$35,000-\$49,999	38	
\$50,000-\$74,999	36	
\$75,000-\$99,999	9	
\$100,000-\$149,000	8	
\$150,000-\$199,999	-	
\$200,000 or more	-	
Average Household Income	\$33,750	
Average Social Security Income	\$10,201	
Average Retirement Income	\$11,400	

(Due to rounding percent totals may not add up to 100)

Employment Projections, Dunn County

Labor Market Analysts for Northwestern Wisconsin believes that employment projections are more accurate at the county level rather than at the local level. According to their records there were 4,460 jobs added in the period from 1990-2002, an unusually large figure. They estimate that 2500-3000 new jobs will be created in the period from 2001 to 2010.

Historical Labor Force

Year	Labor Force	Dunn County Unemployment Rate	Wisconsin Unemployment Rate
1993	20958	4.7	4.7
1994	21108	4.2	4.7

1995	21943	3.6	3.7
1996	22688	3.2	3.5
1997	22540	3.5	3.7
1998	22312	3.2	3.4
1999	21562	3.0	3.0
2000	21945	3.9	3.6
2001	22333	4.0	4.5
2002	22593	4.6	5.5

Source: Wisconsin Department of Workforce Development

Employment Status

Subject	Town of Wilson		Dunn County	
	Number	Percent	Number	Percent
Age 16 & older	375	100	31,773	100.0
In labor force	268	72	22,439	70.6
Civilian labor	268	72	22,415	70.5
Employed	250	67	20,791	65.4
Unemployed	18	5	1,624	5.1
Armed forces	-	-	24	0.1
Not in labor force	107	29	9,334	29.4
Female (16 & older)	178	100	15,715	100.0
In labor force	115	65	10,578	67.3
Civilian	115	65	10,566	67.2
Employed	111	63	9,876	62.8

(Due to rounding percent totals may not add up to 100)

Employment by Industry

Subject	Town of Wilson		Dunn County	
	Number	Percent	Number	Percent
Agriculture, forestry, fishing, hunting and mining	55	22	1492	7.2%
Construction	15	6	1254	6.0%
Manufacturing	43	17	3535	17.0%
Wholesale trade	-		687	3.3%
Retail trade	28	11	2755	13.3%
Transportation, warehousing and utilities	17	7	1026	4.9%
Information	7	3	295	1.4%
Finance, insurance, real estate, rental and leasing	10	4	778	3.7%
Professional, scientific, management, administrative, and waste management services	12	5	845	4.1%
Educational, health and social services	33	13	4578	22.0%
Arts, entertainment, recreation, accommodation and food services	15	6	2140	10.4%
Other services (except public	7	3	834	4.0%

administration)				
Public administration	8	3	578	2.8%

(Due to rounding percent totals may not add up to 100)

Demographic Trends

In the Town of Wilson 192 houses are occupied. The average house contains 2.6 people. The average family size is 3.6 people.

Family households	145	(75%)
Non-family households	47	(2.4%)
Married couple households	130	(67%)
Single households	7	(0.03 %)
Householders living alone	43	(2.2%)

Employment

There are 268 people in the labor force. 250 are employed, while 18 are unemployed. 111 workers are female.

Kinds of Work

Wage and salary workers	180
Government workers	25
Self-employed	45

211 workers commute, with an average one way travel time of 29 minutes.

Population

528 people live in the Town, 14.6 per square mile. 75% of the population is over 18. 14% are over 65 years of age. The median age is 40.5. 52.2% of the population is male, while 47.8% are female. 99.4% are Caucasian.

Income

The median income is \$33,750. 37% earn under \$25,000. The average Social Security income is \$10, 200. In 1991 14 families were below the poverty level.

Education

81.4% of the people have graduated from high school. 10.6% have earned a Bachelor's or higher degree.

Appendix I: INTERGOVERNMENTAL COOPERATION

The Town of Wilson is bordered by the townships of Sheridan, sand Creek, Otter Creek, Dallas, Hay River, Sioux Creek, and Prairie Farm. The Town contains the Village of Ridgeland. Ridgeland is the major agricultural center within a twenty-mile radius.

Highway 25 is the major corridor between Barron and Menomonie. Highway 64 is an important east-west corridor connecting New Richmond and Highway 53.

The Town has, in the past, worked with the Federal government on their bridge-building program to replace old bridges. Under the program, the Federal government pays 80% of the costs, the county pays 10% (from the bridge petition program), and the Township pays 10%. The Wisconsin Department of Transportation provides engineering services for the program. The Town has used the program to build the bridge and is now responsible for maintenance.

School District

Wilson is served by the school districts of Barron, Prairie Farm, Colfax, and Boyceville and helps to fund each of these school districts. The Chippewa Valley Technical College also gets funds from the Town. None of these institutions have identified expansion of their services or facilities within the town for the foreseeable future.

Wisconsin Department of Transportation

The State of Wisconsin provides funding to build and maintain Highways 25 and 64, the only state highways in the Township.

Existing Areas of Cooperation

The state also supports Land Conservation Services and the Department of Natural Resources. These agencies identify and preserve environmentally sensitive area and provide forest management services and license fishing and game hunting. The State also provides funding assistance for the Colfax, Barron, Boyceville, Prairie Farm School Districts, Chippewa Valley Technical College, and the University Extension.

Dunn County provides law enforcement and judicial services, emergency planning and communications, public health, nursing, human services, soil conservation services, zoning administration, the county fair, and other recreational facilities, including a bike trail and numerous parks.

The town contracts with Dunn County Highway Department for snow plowing and mowing while road construction and repair is handled with private contractors.

The Town works with the county to provide solid waste and recycling. The Dunn County Highway Department helps the Town by providing advice and services: the PASER Program, which is a highway rating and evaluation system; bridge petition program; LRIP, which is a local road improvement program; paving roads; seal coating; crack filling; and equipment.

The town currently contracts with the county for transportation related construction and maintenance.

The Town works to provide fire service through a joint agreement with the Village of Ridgeland, which covers the entire township. Ambulance service is provided through the Dallas Area ambulance service Menomonie Ambulance Service.

Wilson has several agreements with other governmental units:

The Town works with 2 other townships regarding road maintenance agreements. On the north boundary, the township exchanges work with the town of Dallas for .75 miles of road. Along the south, the Town exchanges road maintenance with the Sand Creek for .75 miles of road.

Areas to Explore for Additional Cooperation

All of the units of government and other entities listed as areas of cooperation are important relationships for the town to maintain. The town has a good relationship with all of them and sees the greatest challenge ahead as that staying informed. The town would encourage and support efforts to cooperatively meet with these groups to share and exchange information.

Existing Agreements

At present, no written agreements exist with other governmental units. Unwritten but enduring agreements between Wilson and other municipalities offer testimony to the strong possibility of creating and maintaining ongoing, trusting relationships. Through both continuing and improved communications, potential conflicts should be minimized or avoided.

Existing or potential Area of Intergovernmental Conflict

At present, the Town has no conflicts with other governmental units nor does it appear that potential for conflict exists.

Process to Resolve Conflicts

Sometimes conflicts arise regarding intergovernmental issues. There are several techniques available for dispute resolution. Dispute resolution techniques fall into the following two categories:

- Alternative dispute resolution techniques such as mediation.
- Judicial and quasi-judicial dispute resolution techniques such as litigation and arbitration.

Communities and citizens are most familiar with the use of litigation and arbitration to resolve disputes. Litigation and arbitration can be effective tools for change and may be an appropriate choice, depending on the circumstances.

Of the techniques available to resolve conflicts, the town should consider using mediation first to resolve a dispute. A mediated outcome is often more favored by both sides of the disputing parties, settled faster, and costs less than a prolonged lawsuit.

If mediation does not resolve the dispute, there are more formal dispute resolution techniques that may be able to end the conflict. The following is a list and description of different techniques.

Binding arbitration

Non-binding arbitration

Early neutral evaluation.

A focus group

A mini-trial

A moderated settlement conference

A summary jury trial

Dispute resolution techniques are usually used to resolve conflicts and tense situations, but they can also be used to avoid conflicts and tense situations. It may be easier in the long run to prevent disputes, thus avoiding the time, trouble, and expense of resolving the dispute, by maintaining open communication

Presently no conflicts exist with land use or with other governmental units. Unwritten but enduring agreements between Weston and other municipalities offer testimony to the strong possibility of creating ongoing, trusting relationships. Through

both continuing and improved communications, potential conflicts should be minimized or avoided.

Appendix J: Survey of Wilson Residents

Comprehensive Land Use Plan Survey results:

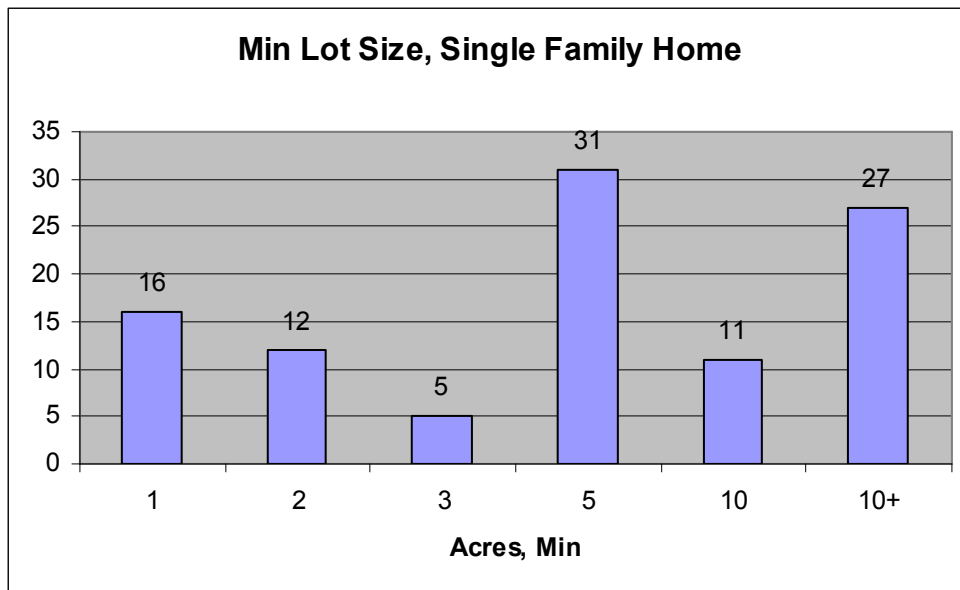
This is a compilation of the results of the survey. The number of answers in a given category are recorded in each column. Some people didn't answer all the questions and therefore the totals are different. We had 117 replies, which is a very good return rate.

Question	Strongly Disagree	Disagree	Agree	Strongly Agree
27. We need to preserve farms and farmland for agricultural purposes.	3	13	59	39
28. The Town of Wilson should preserve as much prime farmland as possible.	4	16	57	36
29. A landowner or farmer should have the right to sell his or her farmland for purposes other than farming.	0	17	63	32
30. There should be a limit as to how many farm animals can exist on a farm.	12	34	52	15
31. There should be a limit as to how large in acreage a farm can get.	22	59	20	10
32. Agricultural businesses should be recruited for establishment in the Town of Wilson.	9	28	63	9
33. Productive farmland should not be converted to non-farm use.	10	39	47	15
34. Corporate farms should not be encouraged to buy land in the Town of Wilson.	6	35	50	19
35. There is a conflict between farms and non-farm neighbors regarding dust, noise, and odors.	7	53	44	7
36. Agricultural land should not be used for residential housing purposes.	8	43	49	10
37. Agricultural land should not be used for commercial/industrial purposes.	7	32	50	19
38. More single family housing is needed in the Town of Wilson.	8	45	44	10
39. The majority of homes and yards in the Town of Wilson are maintained and well kept in appearance.	2	7	94	6
40. There is a need for affordable start-up types of homes for young families.	6	40	56	7
41. There are too many mobile homes in the Town of Wilson.	9	44	40	10
42. The Town of Wilson should dictate the minimum size of a lot for rural housing.	11	22	52	26
43. Landowners should be allowed to sell their land to whomever they choose, regardless of how the land will be used.	11	41	38	22
44. Business/Commercial development should be allowed only in designated areas.	4	12	66	30
45. Agri-business development should be allowed only in designated areas.	4	19	64	22
46. I am satisfied with the way things are happening in the Town	2	21	75	7

of Wilson.			
47.Existing land use/zoning regulations have a negative effect 8 on the value of my property.	63	30	3
48.Land use/zoning regulations, governing development in the 7 Town of Wilson should be more restrictive.	49	41	6
49.Land use policies and regulations should be relaxed so that 15 development can respond more freely to market conditions.	54	27	7
50.Landowners should be compensated by government anytime 7 land use regulations decrease the value of their property.	31	50	15
51.Land use policies and regulations should emphasize 1 preserving the rural and agricultural character of the Town of Wilson.	13	67	27
52.More should be done to preserve wildlife and wildlife habitat 2 in the Town of Wilson.	37	50	21
53.The Town of Wilson should regulate land use to protect 5 wildlife areas.	34	53	17
54.There is a problem with contamination of ground water in the 6 Town of Wilson.	60	28	5
55.There is a problem with pollution of streams in the Town of 4 Wilson.	53	39	7
56.Trees and “green” spaces are more important to me than 3 neighboring houses.	15	55	33
57.It is important to preserve woodlands and environmentally 3 sensitive areas in the Town of Wilson.	9	67	30
58.Salvage and junkyards should be allowed to operate in the 34 Town of Wilson.	43	35	2
59.More parks, recreational areas, and green spaces are 6 needed in the Town of Wilson.	52	42	10
60.I would be willing to pay taxes to expand or improve public 27 lands in the Town of Wilson.	56	24	4
61.Traffic is increasing on the roads in the Town of Wilson. 1	24	67	17
62.Town of Wilson’s roads are adequate to meet my needs. 2	11	86	11
63.The roads and highways in the Town of Wilson adequately 0 meet the needs of the citizens and businesses.	8	89	11
64.Granted Village Powers to the Town of Wilson Board is a 5 good idea.	11	78	2
65.Commercial signage along Town of Wilson roads is a 9 problem.	83	13	6
66.I like living in the Town of Wilson. 1	8	46	45

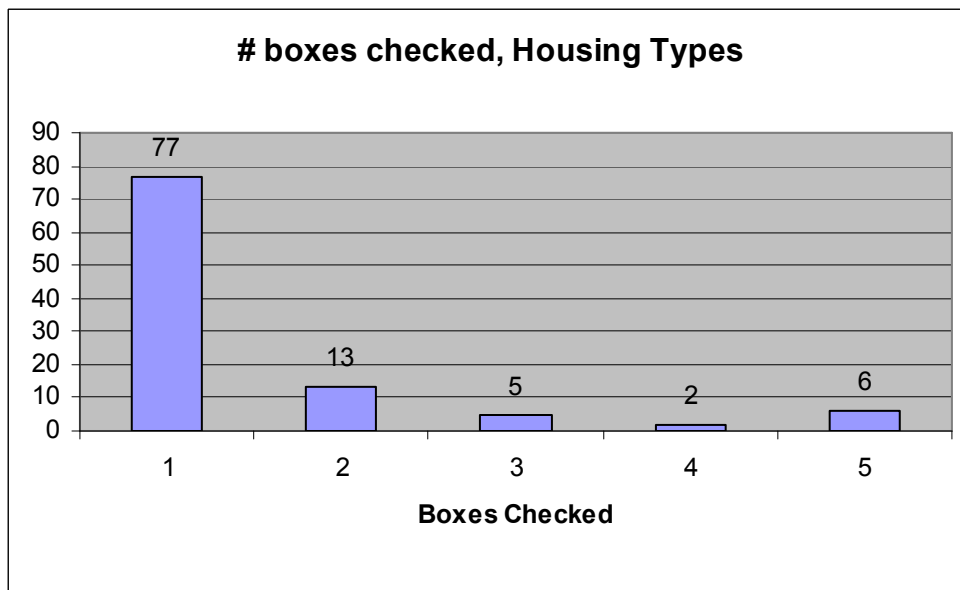
The rest of the questions are multiple choice and so are explained individually:

67.What should be the minimum lot size of single family homes in the Town of Wilson?

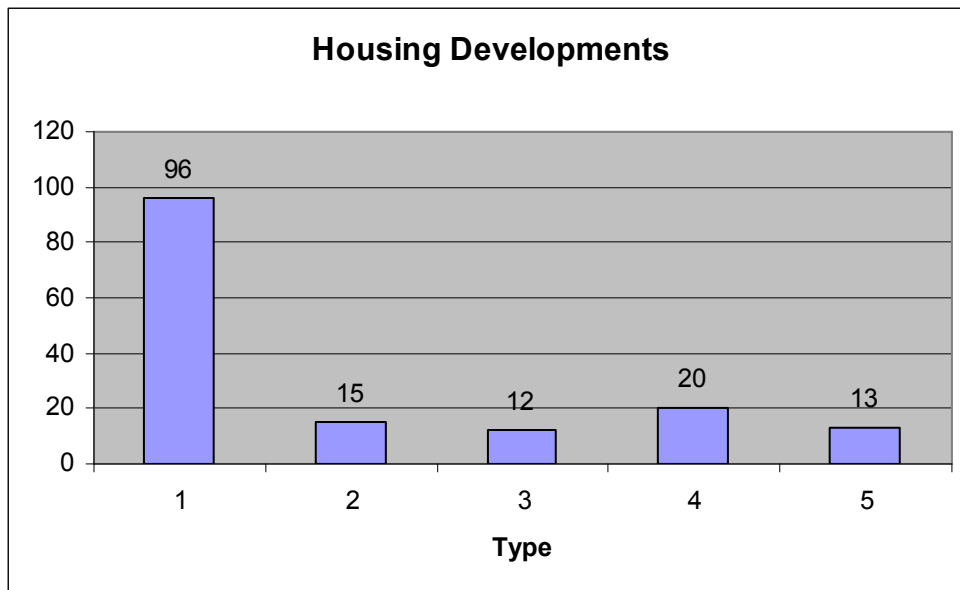


68. What kind of housing developments should be allowed in the Town of Wilson?

Since you could check more than one box, it is interesting to note the number of people who checked how many boxes. For the most part you folks are quite specific:



And then the distributions of what types:

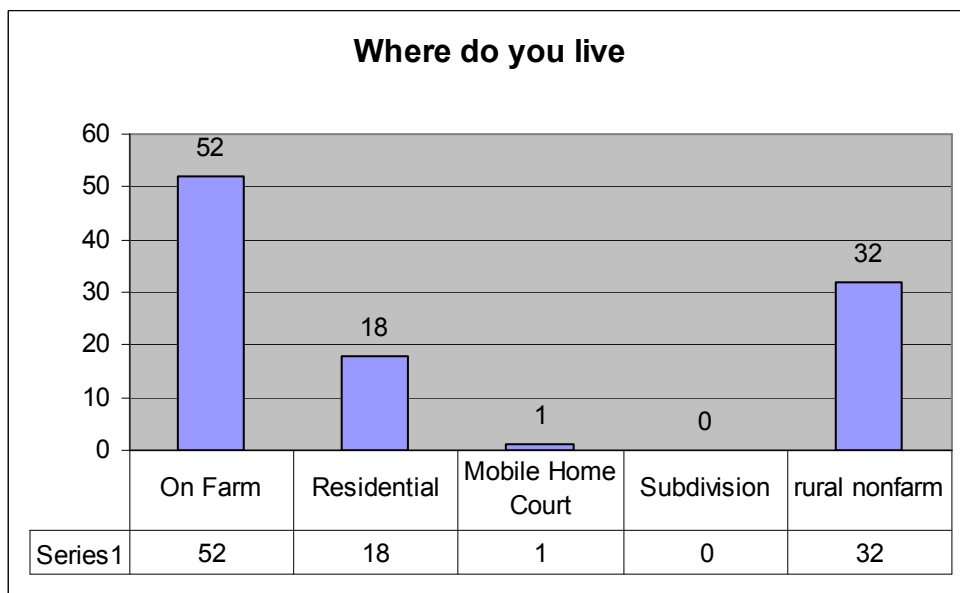


Housing Development type:

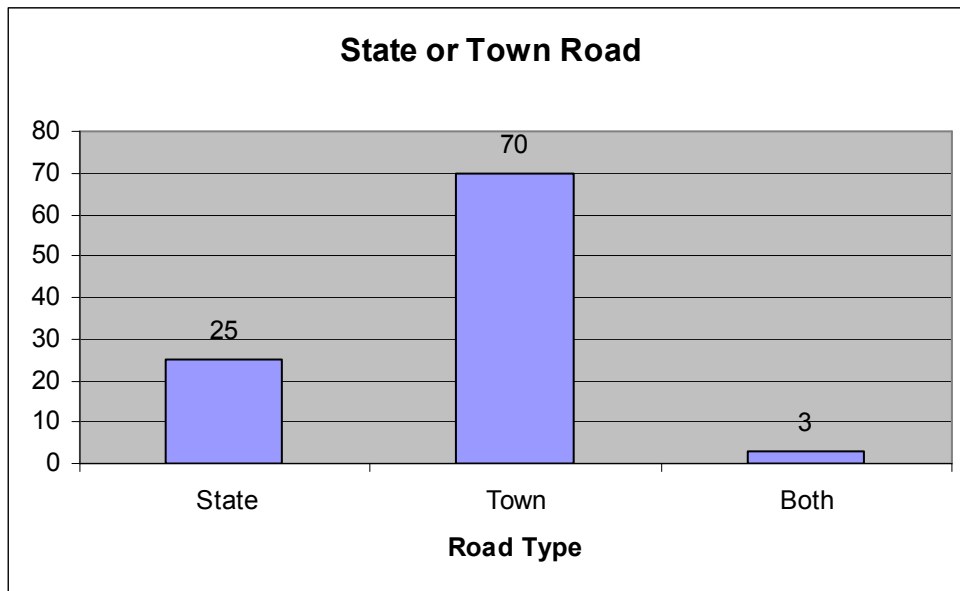
- 1 Single Family
- 2 Cluster Housing
- 3 Subdivisions
- 4 Duplex Housing
- 5 Apartments

69. How long have you lived at your present Location? Average Years: 22.8, 77 residents landowners, 23 nonresident landowners.

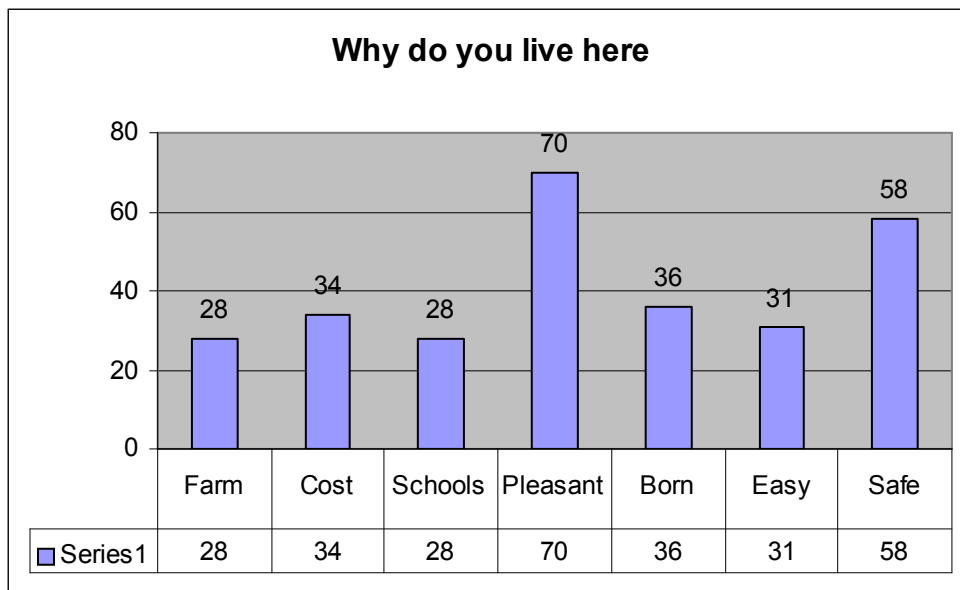
70. Do you live:



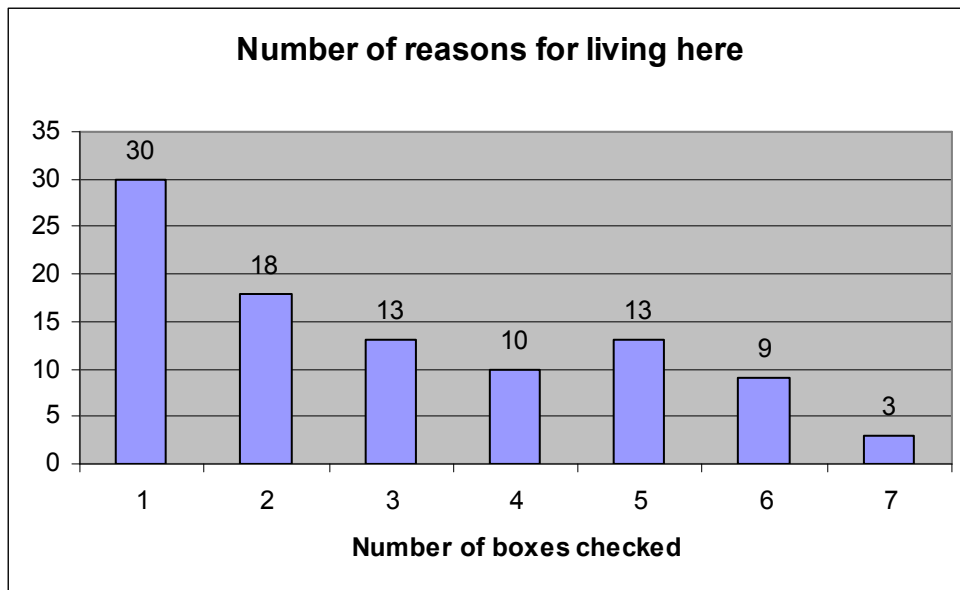
45. Do you live along a state or county road?



71. Why do you live where you live?



And, again, since you can check more than one reason, how many reasons did people check?



Analysis of Questionnaire

Land Use & Preservation

In regards to land use and preservation the citizens seem to be happy with the way things are happening in the township (82-23). They do not feel regulations should be relaxed so that development can respond more freely to market conditions (69-32). They fear a negative effect on the value of their property if more restrictive laws are implemented (72-33). They are somewhat split still if more restrictive regulations need to be in place to govern the development of the town (56-47). Yet, they feel land use policies should emphasize & preserve the rural and agricultural character of the town (94-14). Citizens believe if these regulations decrease the value of their property, the government should compensate the landowner (65-38). The citizens are not willing to pay more taxes to expand or improve public lands in town (83-28).

Green Spaces & Wildlife

A great majority (71-39) feels the town should do more to preserve wildlife & wildlife habitat and regulations should be put into place (70-39). Without question, woodland and environmentally sensitive areas need to be protected & preserved (97-12). Trees & open spaces are more important than neighboring houses (88-18). However, by a small margin they do not want more parks & recreational area (68-52).

Waste & Recycling

The citizens seem to be worried about ground water contamination, (66-33), and they are worried about the pollution of rivers and streams (57-46). They do not want junkyards to be allowed to operate in town (77-37).

Housing

The citizens of Wilson are happy with the number of single family housing with a slight majority thinking that additional housing is not needed (54-57). They feel the homes are maintained and yards in town are maintained well & kept in good appearance (100-9). They see a need for affordable, start-up-type homes for young families (63-46), and undecided if there are too many mobile homes in town (58-50). The town thinks we should dictate the minimum size of a lot for rural housing (78-33).

Traffic

The citizens feel the traffic on the town roads is increasing (84-25), but that the roads & highways meet the needs of the citizens and businesses (100-8). The citizens feel there are not too many signs in the township (92-19)

Farmland Ownership

First, the citizens of Wilson feel a landowner or farmer should have the right to sell his or her farmland for purposes other than farming (95-17). They are, however, conflicted as to whether or not landowners should be allowed to sell their land to whomever they choose, regardless of how the land will be used (52-60). Citizens also feel productive farmland should not be converted to non-farm use (62-49), and that Agricultural land should not be used for commercial/industrial purposes (69-40) nor should it be used for residential housing (59-51). A great majority of people want to see farmland preserved (98-16) and the town should be responsible for preserving it (93-20). The township mildly supports the idea that agricultural business should be recruited for establishment in town, (72-37), but strongly feel corporate farms should not be encouraged to buy land in town (69-41). They do not want to see a limit placed on how large in acreage a farm can get (81-30), but they do want to see a limit as to the number of animal units on a farm (67-46). There is uncertainty to if they feel farm & non-farm neighbors get along regarding dust, noise & odors (60-51).

Appendix K: Agricultural Resources

Agricultural Narrative

The Town of Wilson has a long history of agriculture and rural character. Agriculture in the Town of Wilson, to a large extent, has been defined by geology and soils. Large silt capped ridges and wide, flat outwash plains along streams lend themselves to much larger fields than the topography and soils of some of the surrounding townships. This land is ideally suited to animal agriculture (which has been its agricultural history).

Although Wilson has managed to retain some of its dairy farms and has even seen some dairy herd expansions, it has, nonetheless, seen a decline in the number of dairy farms from the 1970's and 80's. Although many farmers sold their dairy herds, they are still involved in dairy farming by specializing in providing specific services for those farmers who have expanded their herds. Some raise dairy replacements while others either rent their land or raise feed for expanding dairy farmers.

The number of cropland acres has remained relatively stable, but crop rotations have changed reflecting the decline in dairy animals and the corresponding decline in the need for hay and forage. Although there is still a need for hay for dairy or beef animals, many farmers are now rotating corn and soybeans as cash crops.

Although traditional farming has drastically changed, new opportunities exist for those farmers who are creative and willing to change. Some farmers have gone to rotational grazing to reduce the cost of machinery and off-farm labor. This has allowed them to survive in spite of marginal profits. Others have found more profitable markets in raising organic crops or vegetables or selling organic milk to farmer owned cooperatives. Interest has been expressed in developing an owner run forestry cooperative to capitalize on the large volume of timber in the Township. This would also provide jobs for the area.

Residents enjoy the rural character and are looking for ways to generate the income necessary to maintain their simple lifestyle.

Although there has been some new residential building in the Township, it is considerably less than in most townships in Dunn County. In 2003, according to a summary of building permits issued by the Dunn County Zoning Office, only 3 new homes were built in the Township. From 1993 to 2002, only 39 new homes were built in the Township. This is due to the fact that it is zoned for Exclusive Agriculture. There is sure to be more development pressure, in the future, if present trends continue.

An existing land use map has been developed showing active farmland, farmsteads, non-farm residences, and industry/business. This was done to see if there are agricultural trends where land is likely to stay in farming or if there are areas where more development is likely to occur (see map). This map also shows those areas that should probably remain in agriculture.

Productive farmland has been identified and mapped. The USDA-Natural Resources Conservation Service (NRCS) and the Dunn County Land Conservation Office assisted in identifying important farmland by using the Dunn County Soil Survey. The program that was used to determine important farmland is called LESA (which stands for Land Evaluation and Site Assessment). The Land Evaluation and Site Assessment system was developed by the USDA-NRCS in collaboration with land use planners from Arizona State University and Oregon State University. It is a numeric rating system for scoring sites to help in formulating policy or making land-use decisions on farmlands. The system is designed to take into account both soil quality and other factors affecting a site's importance for agriculture. Currently, there are over 200 LESA systems being used in 26 states. **LESA is an analytical tool, not a farmland protection program.** Its role is to provide systematic and objective procedures to rate and rank sites for agricultural importance in order to help officials make decisions.

Soil quality factors are grouped under Land Evaluation (LE). The other factors are grouped under Site Assessment (SA). The SA factors are of three types: non-soil factors related to agricultural use of a site; factors related to development pressures; and, other public values of a site. Site assessment factors include: "SA-1" factors other than soil-based qualities measuring limitations on agricultural productivity or farm practices; "SA-2" factors measuring development pressure or land conversion; and, "SA-3" factors measuring other public values such as historic or scenic values.

The Land Evaluation (LE) component of the Land Evaluation and Site Assessment (LESA) system rates the soil-based qualities for agricultural use. The four common kinds of classifications used for land evaluation are land capability classes, soil productivity ratings, soil potential ratings, and important farmland classes.

For purposes of comprehensive planning, soils are considered to be of high or medium production if they meet 3 criteria:

- 1) **Considered to be "Prime Farmland":** This factor is defined in the USDA-NRCS-Wisconsin

Technical Guide, Section 2, Dunn County Cropland Interpretations-Prime Farmland, Pages 1-2, Dated 11/22/95.

Prime farmland is defined as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land but not urban or built-up land or water areas). It has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner when treated and managed, including water, according to acceptable farming methods.

In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season,

acceptable levels of acidity or alkalinity, an acceptable content of salt and sodium, and few or no rocks. They have soils that are permeable to water and air. Prime farmland is not excessively erodible or saturated with water for a long period of time, and it either does not flood or is protected from flooding.

2) Productivity for Corn: This factor is from the USDA-NRCS-Wisconsin Technical Guide,

Section 2, Dunn County Cropland Interpretations-Yields Per Acre, Pages 1-13, Dated 11/22/96. Production for corn is determined by a ten year average on soil test plots using high level management. Actual field measurements are used to determine the annual yield. This is the same yield data which is used by UW-Extension Soil Testing Labs. All soils were assigned a relative yield based on the most productive soil in Dunn County (which has a yield of 150 bushels per acre).

3) Capability Class: Land capability classes are practical groupings of soil limitations based on such characteristics as erosion hazard, droughtiness, wetness, stoniness, and response to management. Classes range from 1 to 8. These classes reflect the land's relative suitability for crops, grazing, forestry, and wildlife. For a summary of limitations and the recommended management practices, see Table 1-1.

Class I land has the widest range of use with the least risk of being damaged. It is level or nearly level, well drained, and productive. Land in this class can be cultivated with almost no risk of erosion and will remain productive if managed with normal care.

Class II land can be cultivated regularly, but certain physical conditions give it more limitations than Class I land. Some Class II land may be gently sloping so it will need moderate erosion control. Other soils in this class may be slightly droughty, slightly wet, or somewhat limited in depth.

Class III land can be cropped regularly, but it has a narrower range of safe alternative uses than Class I or II land. This land usually requires extensive use of conservation practices to control erosion or provide drainage.

Class IV land should be cultivated only occasionally or under very careful management. Generally, it is best adapted for pastures and forests.

Class V land is not suited to ordinary cultivation because it is too wet or too stony, or because the growing season is too short. It can produce good pasture and trees.

Class VI or VII land use is severely limited because of erosion hazards. Some kind of permanent cover should be kept on these soils. With very special management, including elaborate soil and water conservation practices, improved pastures can, in some instances, be established by renovation.

Class VIII land is not suited to economic crops. It is usually severely eroded or is extremely sandy, wet, arid, rough, steep, or stony. Much of it is valuable for wildlife food and cover, watershed protection, or for recreation.

Generally, soils with a Capability Class of I and II are considered to be of high agricultural importance. Soils with a Capability Class of III are considered to be of medium importance, and soils with a Class greater than IV are poorly suited for agriculture production. This factor is from the USDA-NRCS-Wisconsin Technical Guide, Section 2, Dunn County Soil Descriptions Non-Technical, Pages 1-26, Dated 11/22/95.

These 3 factors were combined in a mathematical formula with a maximum score of 100 points. "Prime Farmland" represents 10% of the score, "Production for Corn" represents 45% of the score, and "Capability Class" represents 45% of the score.

After reviewing the Town's agricultural land, the productivity of the soils, the development trends, and the opinions expressed in the Citizen Opinion Survey, the following recommendations have been developed:

The majority of the people who responded to the Citizen Opinion Survey said they wanted to protect agriculture, important farmland, and rural character. Rural character is a combination of landscape and common social values. People like the quietness and privacy that the Town of Wilson offers. The scenic view of farmland and wooded hillsides offers the opportunity to enjoy a simpler, laid back lifestyle than the bustle of city life. It offers peace and solitude, great hunting, and friendly neighbors who choose this same lifestyle. To address these issues, the Agriculture, Natural and Cultural Resources Committee recommends the following:

- Publish an informational brochure on the community's beliefs, values, and culture to convey the expectations of being part of the community.

Commentary: It is important to realize that people will continue to build in our Town, and that somehow, the Town should alert them before they purchase land that the current residents share certain principles that are inherent in most rural communities.

- A map of the Town's important farmland has been developed. There are less than a dozen dairy farms left in the Town. Since cash cropping and small beef operations are the principal use of most of the farmland, this is the area that has been identified for protection.

Although some areas that have been identified for agricultural protection are obvious because they are large ridge tops of cropland, there are also areas where the steep hillsides have been left in woodlands but the narrow ridges and valleys are cropped. These were also placed within the agricultural boundaries because they not only serve agriculture but they are important to the rural character of the area.

- Currently, the only tools available to protect these areas are zoning and cluster development. Therefore, the Town should continue to work with the County to develop a Comprehensive Zoning Ordinance that helps the Town achieve its goals.
- Hold a Town Meeting to find out how people intend to use their land and what their intentions are for the future. This could also be achieved by conducting a survey. The survey should include all landowners who own 40 acres or more. This would be helpful to the Town in preparing an implementation strategy.
- The Town has participated in Exclusive Agricultural Zoning for many years and it has provided protection from much of the development that has occurred in other towns. Although the agricultural district boundaries will change from the original Farmland Preservation Plan, the Town should remain in Exclusive Agricultural Zoning.
- There are numerous government agencies, nonprofit groups and organizations, locally owned cooperatives, rotational grazing groups, woodland owners associations, etc., that would be more than willing to help educate landowners on new markets; putting business plans together; analyzing the potential of niche markets; cooperatives soliciting new members; and, a variety of other sources of information that could benefit the residents of the Township. The Plan Commission should identify a list of contacts and resources available and request their assistance to improve the agricultural profitability of the Township.

Appendix L: GOALS AND OBJECTIVES

General Overview and Basic Objectives

Protect environmentally sensitive areas.

1. Work with local, state and county groups to develop protection standards for.

- Groundwater
- Wildlife habitat
- Forest management.

Gain additional local control regarding local land use decisions.

1. Develop local ordinances

- Driveway Ordinance.
- Subdivision Ordinance.
- Foundation Ordinance.

2. Require new Commercial (business) to be located near corridor- STH 25&64.

3. Develop a local housing density standard.

4. Increase the choices of Ag-Residential Housing districts.

Reconcile County Zoning Ordinances with the plan.

1. Recreation

- No Motocross

2. Agriculture

- Develop an Organic zoning district

3. Housing

4. Commercial

5. Industrial

6. Non- Metallic Mining

Preserve Prime Farmland

1. Identify Prime Farmland.

2. Reconcile with county zoning ordinances.

Preserve Rural Character.

Definition: Rural character is not a tangible thing, something that you can hold in your hand. It is more of an attitude, a feeling. It is about the connection that one has with the land. It is about the reverence that one has for the natural landscape, the open spaces not crowded with houses. It is about seasonal changes and life cycles. It is about sun time as opposed to clock time. It is about quietness and privacy and where community is an integral part of a simpler life style shared with those who choose the same lifestyle.

1. Control Housing Density.

- Maintain as much A-1 as possible.
- Adopt site plan review.
- Define density targets
 - Aggregate density (township wide)
 - Local (specific to an area)
- Preserve the Agricultural character

Educate the township regarding development issues.

1. Develop educational programs.
 - Conventional and organic farming.
 - Land Use Issues.
 - Develop an informational brochure regarding rural sociology.
2. Promote alternative energy practices.
3. Foster expansion of alternative Agriculture (organic, etc.).

Maintain the level of town services.

1. Identify local services.

Maintain working partnership with the Village of Ridgeland.

1. Meet to discuss the mechanics and interactions of jurisdictional power.
 - Extraterritorial Zoning
 - Extraterritorial Review.

Foster farming operations.

1. Develop/ maintain/adopt a right to farm ordinance.
2. Attract beginning farmers to the town
 - Work with existing programs to mentor young farmers and to maintain existing farms.
1. Coexist with present and future farming techniques.
2. Foster geographic clustering of organic farms.

Appendix M: Defining Community Supported Agriculture (CSA)

Defining Community Supported Agriculture (CSA)

<http://www.nal.usda.gov/afsic/csa/index.html>

An EXCERPT from

***Community Supported Agriculture (CSA):
An Annotated Bibliography and Resource Guide***

by Suzanne DeMuth

September 1993

"Since our existence is primarily dependent on farming, we cannot entrust this essential activity solely to the farming population-- just 2% of Americans. As farming becomes more and more remote from the life of the average person, it becomes less and less able to provide us with clean, healthy, life-giving food or a clean, healthy, life-giving environment. A small minority of farmers, laden with debt and overburdened with responsibility, cannot possibly meet the needs of all the people. More and more people are coming to recognize this, and they are becoming ready to share agricultural responsibilities with the active farmers." (1)

Community supported agriculture (CSA) is a new idea in farming, one that has been gaining momentum since its introduction to the United States from Europe in the mid-1980s. The CSA concept originated in the 1960s in Switzerland and Japan, where consumers interested in safe food and farmers seeking stable markets for their crops joined together in economic partnerships. Today, CSA farms in the U.S., known as CSAs, currently number more than 400. Most are located near urban centers in New

England, the Mid-Atlantic states, and the Great Lakes region, with growing numbers in other areas, including the West Coast.

In basic terms, CSA consists of a community of individuals who pledge support to a farm operation so that the farmland becomes, either legally or spiritually, the community's farm, with the growers and consumers providing mutual support and sharing the risks and benefits of food production. Typically, members or "share-holders" of the farm or garden pledge in advance to cover the anticipated costs of the farm operation and farmer's salary. In return, they receive shares in the farm's bounty throughout the growing season, as well as satisfaction gained from reconnecting to the land and participating directly in food production. Members also share in the risks of farming, including poor harvests due to unfavorable weather or pests. By direct sales to community members, who have provided the farmer with working capital in advance, growers receive better prices for their crops, gain some financial security, and are relieved of much of the burden of marketing.

Although CSAs take many forms, all have at their center a shared commitment to building a more local and equitable agricultural system, one that allows growers to focus on land stewardship and still maintain productive and profitable small farms. As stated by Robyn Van En [1948-1997], a leading CSA advocate, "...the main goal...of these community supported projects is to develop participating farms to their highest ecologic potential and to develop a network that will encourage and allow other farms to become involved." (2) CSA farmers typically use organic or biodynamic farming methods, and strive to provide fresh, high-quality foods. More people participate in the farming operation than on conventional farms, and some projects encourage members to work on the farm in exchange for a portion of the membership costs.

Most CSAs offer a diversity of vegetables, fruits, and herbs in season; some provide a full array of farm produce, including shares in eggs, meat, milk, baked goods, and even firewood. Some farms offer a single commodity, or team up with others so that members receive goods on a more nearly year-round basis. Some are dedicated to serving particular community needs, such as helping to enfranchise homeless persons. Each CSA is structured to meet the needs of the participants, so many variations exist, including the level of financial commitment and active participation by the shareholders; financing, land ownership, and legal form of the farm operation; and details of payment plans and food distribution systems.

CSA is sometimes known as "subscription farming," and the two terms have been used on occasion to convey the same basic principles. In other cases, however, use of the latter term is intended to convey philosophic and practical differences in a given farm operation. Subscription farming (or marketing) arrangements tend to emphasize the economic benefits, for the farmer as well as consumer, of a guaranteed, direct market for farm products, rather than the concept of community-building that is the basis of a true CSA. Growers typically contract directly with customers, who may be called "members," and who have agreed in advance to buy a minimum amount of produce at a fixed price, but who have little or no investment in the farm itself. An example of one kind of subscription farm, which predates the first CSAs in this country, is the clientele membership club. According to this plan, which was promoted by Booker Whatley in the early 1980's, a grower could maintain small farm profits by selling low cost memberships to customers who then were allowed to harvest crops at below-market prices.

(1) Trauger M. Groh and Steven S.H. McFadden, *Farms of Tomorrow. Community Supported Farms, Farm Supported Communities*. Kimberton, PA: Bio-Dynamic Farming

and Gardening Association, 1990. p. 6

(2) Robyn Van En, Basic Formula to Create Community Supported Agriculture. Great Barrington, MA, 1992. Summary [p. 57].

Addendum October 1999

Robyn Van En [1948-1997] co-founded CSA in the United States in 1985 and served as director of CSA North America.

See also "Eating For Your Community," by Robyn Van En. *In Context*, Number 32, Fall 1995, Page 29. Langley, WA: Context Institute, copyright 1995.

This document is an excerpt from Suzanne DeMuth's *Community Supported Agriculture (CSA): An Annotated Bibliography and Resource Guide*, USDA, National Agricultural Library, September 1993.

This CSA web page is sponsored by:

- The Alternative Farming Systems Information Center at the National Agricultural Library
 - The Sustainable Agricultural Network-- the National Communications and Outreach arm of the USDA Sustainable Agricultural Research and Education Program (SARE)
- Visit our Community Supported Agriculture Web Site to learn more about CSA. Resources include a state-by-state CSA farm listing, related organizations, bibliographic references, related Web Sites, research projects, and competitive grants for farmers and ranchers.

<http://www.usda.gov/> <http://www.ars.usda.gov/> <http://www.nal.usda.gov/>

The Alternative Farming Systems Information Center

afsic@nal.usda.gov, <http://www.nal.usda.gov/afsic/>

Page URL - <http://www.nal.usda.gov/afsic/csa/csadef.htm>, October 25, 1999

<http://www.ars.usda.gov/is/graphics/photos/index.html>

Appendix N: Defining "peak oil"

The Hubbert Peak for World Oil

Theory:

It is widely accepted that oil is a finite resource; there are basic laws that describe the depletion of any finite resource:

- Production starts at zero;
- Production then rises to a peak that can never be surpassed;
- Once the peak has been passed, production declines until the resource is depleted.

These simple rules were first described in the 1950s by Dr. M. King Hubbert, and apply to any relevant system, including the depletion of the world's petroleum resources.

The rate of production of a natural resource can be plotted on a graph against time. This gives a picture of the lifetime of that resource...

It is important to note that the point of maximum production (known as the Hubbert Peak) tends to coincide with the midpoint of depletion of the resource under consideration. In the case of oil, this means that when we reach the Hubbert Peak, **we will have used half of all the recoverable oil that ever existed on our planet.**

When viewing a graph of oil production (millions of barrels per day, Mbd) against time (Years), the area under the curve corresponds to cumulative production - the area under a world oil production graph from 1970 to 1980 would give the total amount of oil

produced between the years 1970 and 1980. Thus the area under a curve describing the total lifetime of a natural resource corresponds to the total amount of that resource that was ever and will ever be available for production. This quantity is known as the **Ultimate** for that resource.

Practice:

If we knew the Ultimate for oil production, we would then be able to tell when we had reached the midpoint of oil production - it would simply be the moment when **cumulative production** (which is known) was equal to **Ultimate**÷2. As the midpoint coincides with the production peak, we would also know exactly when production was peaking, and hence when it was going to start declining. This would be useful knowledge, because reaching the production peak has serious implications (see later).

Since we won't know the exact value of the Ultimate for petroleum until we have run out, the next best thing we can do is estimate it. There are four important concepts which have to be considered when estimating the Ultimate for oil production:

- Cumulative Production (Known)
- Reserves (Knowable)
- Undiscovered (Predictable from past trends)
- Ultimate (What we're after)

Quite simply, **Ultimate = Cumulative Production + Reserves + Undiscovered**

Now comes the interesting part. Many estimates have been made of the world Ultimate for oil, a recent example being the 1995 USGS global survey. The value they published was 2275 Billion Barrels (or Giga - barrels, Gb). These studies are always based on estimates of reserves taken directly from producing countries themselves. Therein lies the problem. Many OPEC countries have been announcing reserve numbers which are frankly very strange. Either their reported reserves remain the same year after year - suggesting that new discoveries *exactly* match production, or they have suddenly increased their reported reserves by unfeasibly large amounts. This is clearly shown in the following table:

Year	Abu Dhabi	Dubai	Iran	Iraq	Kuwait	Saudi Arabia*	Venezuela	Spurious Amount
1980	28.00	1.40	58.00	31.00	65.40	163.35	17.87	0
1981	29.00	1.40	57.50	30.00	65.90	165.00	17.95	0
1982	30.60	1.27	57.00	29.70	64.48	164.60	20.30	0
1983	30.51	1.44	55.31	41.00?	64.23	162.40	21.50	11.3
1984	30.40	1.44	51.00	43.00	63.90	166.00	24.85	0
1985	30.50	1.44	48.50	44.50	90.00?	169.00	25.85	26.1
1986	31.00	1.40	47.88	44.11	89.77	168.80	25.59	0
1987	31.00	1.35	48.80	47.10	91.92	166.57	25.00	0
1988	92.21?	4.00?	92.85?	100.00?	91.92	166.98	56.30?	192.11
1989	92.21	4.00	92.85	100.00	91.92	169.97	58.08	0
1990	92.00	4.00	93.00	100.00	95.00	258.00??	59.00	88.3
TOTALS: Declared Reserves for above Nations (1990) = 701.00 Gb - Spurious Claims = 317.54 Gb								
data from Dr. Colin Campbell, in <i>SunWorld</i> , 1995 (click here for references)								

In the above table, the red boldface numbers are considered spurious reserve claims. Also curious are the instances of reserves remaining identical over a period of years, despite intensive production. It can be seen that fully 45% of all the above reserve claims are questionable - even neglecting repeatedly unchanged reserve data.

In the above table, the red boldface numbers are considered spurious reserve claims. Also curious are the instances of reserves remaining identical over a period of years, despite intensive production. It can be seen that fully 45% of all the above reserve claims are questionable - even neglecting repeatedly unchanged reserve data.

Table 1: Selected Reported Reserves (Gb) with Suspect TOTALS: Declared Reserves for above Nations (1990) = **701.00 Gb** - Spurious Claims = **317.54 Gb**

data from Dr. Colin Campbell, in SunWorld, 1995 (click here for references)

These data are less odd when one realises that OPEC takes into account a country's reserves when fixing production quotas: the more oil you say you have, the more you're allowed to sell. Additionally, oil reserves can be used as collateral for loans - an example of this is the \$50 Billion loan from the USA to Mexico: in December 1994, the Mexican Peso fell by around 35%. As a result, the Mexican Central Bank's international reserves fell from \$29 billion to \$5 billion. To stave off a collapse of the Mexican economy, President Clinton signed a \$50 billion "Emergency Stabilization Package" loan to the Mexican government on 31 January 1995. The collateral for the loan was Mexico's pledge of revenues from its future petroleum exports.

Another problem with surveys like that of the USGS (from which the US government takes its figures) is that they use very flexible definitions of the different types of oil involved when predicting the amount of oil remaining to be discovered. Briefly, these break down as follows:

- Conventional Oil (95% of all oil so far produced is conventional)
- Unconventional Oil
 - Tar Sands
 - Oil Shales
 - Oil not recoverable with today's technology

This distinction is important, because the global economy is based on cheap pumpable petroleum which comes exclusively from conventional oil: there may well be sources of unconventional oil waiting to be found (ie Canada, Antarctica) but not at today's prices, and not today, either. This counters the argument, often put forward by oil companies, that improvements in technology will prolong the lifetime of our oil resources: the cost of oil produced by these as yet uninvented technologies is likely to be astronomical by today's standards. It is therefore misleading not to consider these resources as separate from conventional oil.

What is needed therefore, is an estimate of the global ultimate for oil production, which takes into account both 'political reserves' and the different kinds of oil that exist.

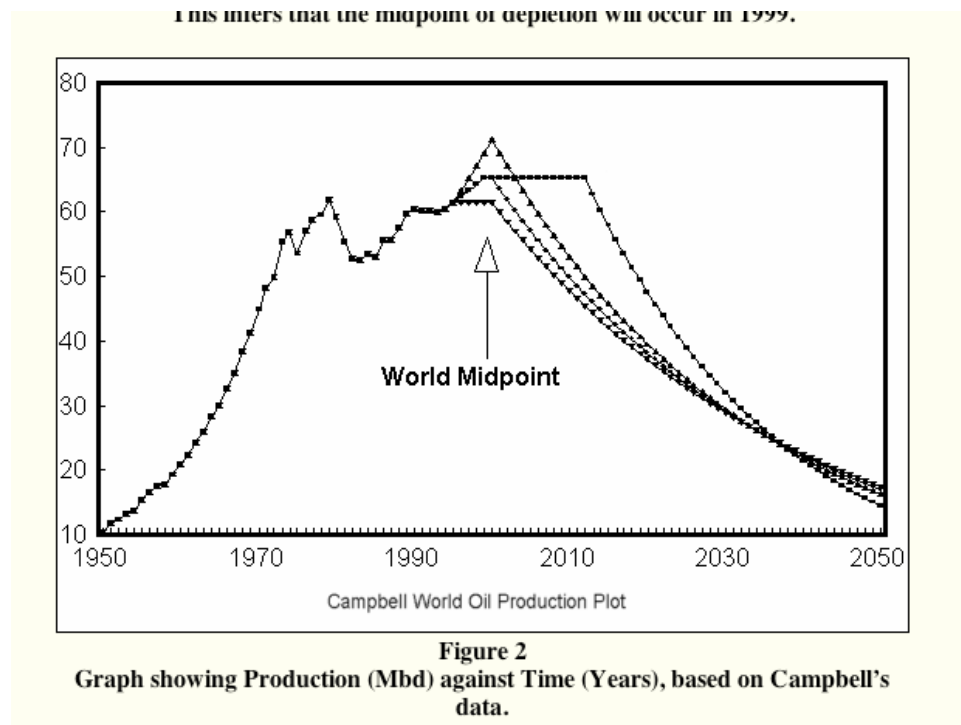
Reality Dawns:

Such a study has recently been conducted by Dr. C. J. Campbell, on behalf of Petroconsultants of Geneva, and using their data. The Petroconsultants database is the most comprehensive available for data on oil resources outside of continental North America, and is used as a 'bible' by all international oil companies - the information contained in this database is not in the public domain.

The conclusions reached in Dr. Campbell's study are ominous: He arrives at a figure of **1750 Gb** for the global ultimate.

This infers that the midpoint of depletion will occur in 1999.

Figure 2
Graph showing Production (Mbd) against Time (Years), based on Campbell's data.



The four different lines correspond to different possible scenarios taking place from 1996 onward. It can be seen that whichever scenario actually occurs, the end result is reasonably constant. This is because the Ultimate is a constant value, so that more oil now means less in the future: whilst it may be possible to alter the shape of the curve, one cannot alter the area beneath it. The 'premature peak' in the early 1970s corresponds to the oil crisis of 1973.

The Plot Thickens:

This does not mean that the world is running out of oil: it means that we are running out of the cheap pumpable oil that has fueled the economic development of the 20th Century.

The global oil production curve is simply a composite of the contributions of individual nations. However, different countries are in varying stages of production. Some peaked long ago (the USA peaked in 1970 -an event predicted by Dr. Hubbert in 1956), some will peak very soon (the UK in 1999), and some are a long way away from peaking - see graph below. These latter countries will soon find themselves supplying an ever increasing proportion of the world's oil needs as we pass the global Hubbert Peak.

They are of course the major Middle East producers, the largest of them being Saudi Arabia. Their share of the world oil market will probably exceed 30% in 1999. The last time this happened, in 1973, it allowed them to trigger a world oil crisis. In contrast with 1973, the changes in 1999 will be permanent, as they will be based on resource constraints as opposed to politics.

Time to Depletion Midpoint (Years)

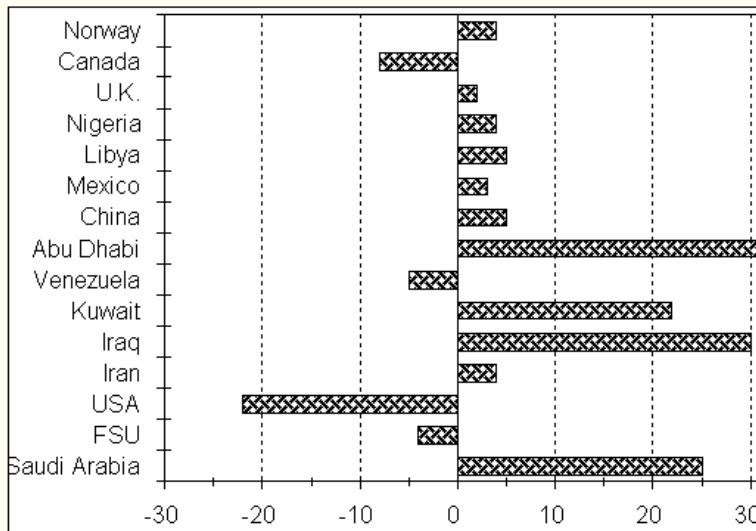


Figure 3

The Above Graph illustrates the time to midpoint for various major oil producing nations. A negative value means that the midpoint is in the past. The only countries a significant way from their midpoints are the major Middle East producers.

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Time to Depletion Midpoint (Years)

The likelihood of a global crisis similar to that of 1973 is very high. The precise timing is dependent on the durability of Saudi Arabia's pro-Western stance, and hence on the stability of the current political regime there. This is because Saudi Arabia is pumping more oil than it needs to, in response to Western (mainly US) political pressure (see graph below). In fact, it is highly likely that if Saudi Arabia were to cut its oil output by 20%, it would actually *increase* revenue from sales, as the resulting supply shortfall would push prices up significantly. This must be very tempting for a country whose debt to income ratio is approximately 2:1. It is highly conceivable that there will be a change of government in Saudi Arabia within 5 years. This will serve to bring forward the onset of a crisis which, as it stands, is coming anyway.

Saudi Exports and US Imports

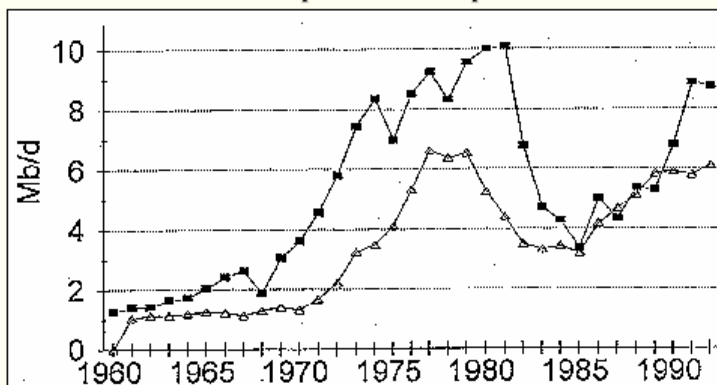


Figure 4

This graph dramatically illustrates the relationship between Saudi Exports (black line, black squares) and US Imports (grey line, triangles). (Graph from Campbell, Energy & Exploration, vol.13, no.1, 1995)

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This graph dramatically illustrates the relationship between Saudi Exports (black line, black squares) and US Imports (grey line, triangles). (Graph from Campbell, Energy & Exploration, vol.13, no.1, 1995)

Saudi Exports and US Imports

The **only** long term solution is to reduce our dependence on cheap oil from the middle-East. This is an entirely feasible thing to do, however it will require serious concerted action on the part of government, industry, and the financial sector...

updated 2003 December 22

Appendix O: Defining “cluster subdivision” and TDR

The following definition of cluster development serves our purposes. It was taken from the Ohio State University web site. <http://ohioline.osu.edu/cd-fact/1270.html>

What Is a Cluster Subdivision?

A cluster subdivision generally sites houses on smaller parcels of land, while the additional land that would have been allocated to individual lots is converted to common shared open space for the subdivision residents. Typically, road frontage, lot size, setbacks, and other traditional subdivision regulations are redefined to permit the developer to preserve ecologically sensitive areas, historical sites, or other unique characteristics of the land being subdivided.

Consider the following distinction between a conventional and a cluster subdivision. Imagine that a 100-acre piece of land might be subdivided into 50 two-acre parcels, each with a residential dwelling. Under a cluster design, a developer would plan differently. Imagine that the plan would still call for 50 dwellings, but this time each would be located on, say half-acre parcels, "clustered" together in groups. This would only use 25 acres of land for residences and would leave 75 acres of "open space." Typically, the open space areas are in the midst of the development and are designed around the natural or man-made features of the landscape. In our hypothetical 100-acre parcel, for example, we might have three separate areas of open space averaging 25 acres each. One might be centered on a section of woods, one around a pond or a creek, and one around a meadow.

In a typical cluster subdivision, each homeowner has access to all of the open space areas, which may be permanently preserved by a conservation easement -- a restrictive covenant forbidding any type of development in perpetuity (see OSU Extension Fact Sheet CDFS 1261-99, *Conservation Easements*). To provide maximum protection for both the resource and the residents, the conservation easement should be assigned to at least two organizations, a homeowners' association, whose membership consists of all the homeowners in the subdivision, and a local government agency or land trust (see OSU Extension Fact Sheet CDFS 1262-99, *Land Trusts*). The conservation easement should specify the types of activity permitted on the open land, i.e., recreation, type of agriculture, woodland protection, or stream buffers. It is ideal, but not essential, for the easement to be placed on the property prior to the development of the subdivision. If that

does not occur, the property owners could place an easement on the land at a later time.

It is also possible to separate the development rights from the land. This technique can be used to preserve land for agriculture, forestry, wildlife habitat or open spaces. Landowners can receive economic benefit from their property by selling off the development rights while continuing to use the land within the limits of the agreed upon restrictions.

Here is an explanation of one form of Transfer of Development Rights (TDR) found on the web site of Dane County, Wisconsin:

<http://www.co.dane.wi.us/plandev/planning/tdr/section2.htm>

TDR has been considered in theory for over three decades as a tool to preserve sensitive areas, such as historic districts and productive farmland, by redirecting development potential to more suitable areas. In the 1970s and 1980s, several communities on the east and west coasts began putting these theories into practice.

TDR in Concept

TDR is an incentive-based tool used by some communities to help achieve land use goals--generally at little or no public expense. Such goals may include historic preservation, farmland preservation, environmental protection, scenic vista preservation, and/or growth management. To achieve these goals, TDR is used in concert with other land use tools such as zoning, subdivision regulation, and government or non-profit land purchase.

Although it is used to achieve community objectives, the concept of TDR is fundamentally linked tied to private property rights. All owners of private property in the United States hold with it an interest in a "bundle of rights." "Sticks" in the bundle may include the right to maintain the present land use, the right to mine or excavate, and the right to build or subdivide. These rights may be limited through laws enacted by government, like zoning and environmental regulations. TDR suggests that the right to develop property can be transferred from one property owner's bundle to another owner's bundle to achieve community land use goals.

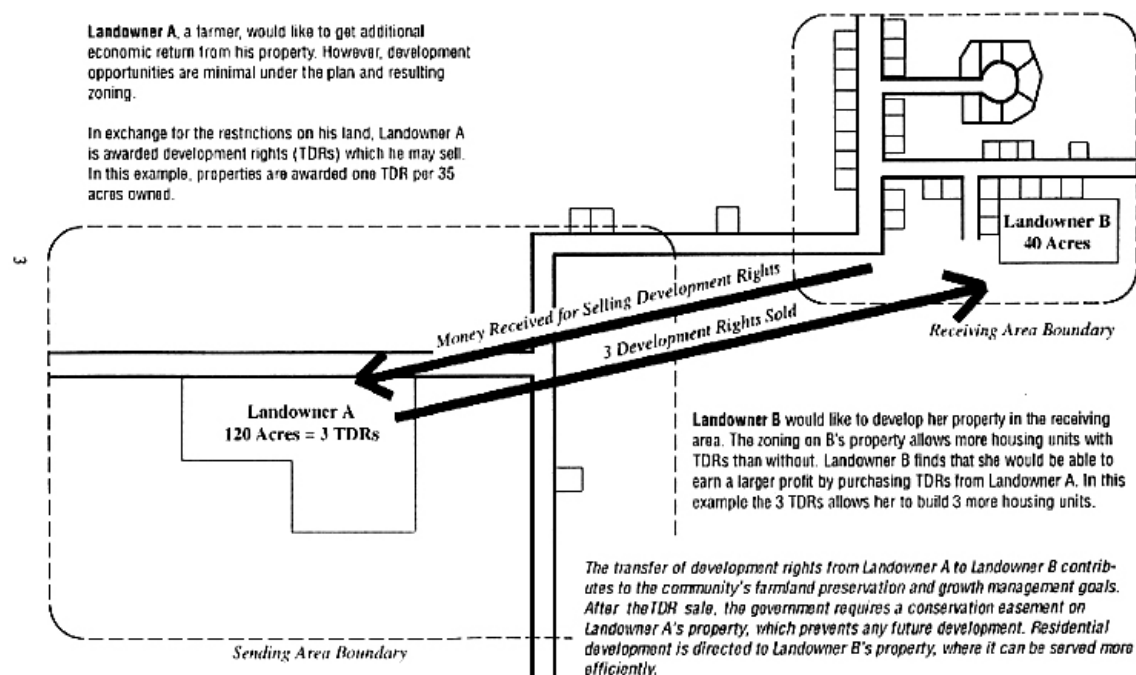
The attached graphic shows the process in a typical TDR program. Programs share common elements, but also have key differences. This diagram shows how TDR works in most cases. Most TDR programs offer a combination of incentives and regulations. TDR programs can be modest or broad in scope. They can operate within a single township or an entire region, include a few to nearly all property owners, and be voluntary or mandatory. However, the feature shared by nearly all is the designation of sending and receiving areas, described as follows:

- **Sending Areas:** TDR programs allow the transfer of future development potential from properties in sending areas. Sending areas are designated where the community desires preservation or development limitations, such as productive farmland, environmentally sensitive areas, scenic areas, open spaces, or historic buildings and districts. Landowners in sending areas are restricted from making maximum economic use of their properties through zoning or other regulations.

After a sending area land owner sells development rights,

development of that property (or sale for development purposes) is prevented through a deed restriction or conservation easement. All other rights remain with the sending area property. For example, a farmer who transfers development rights retains title to the land and may continue farming. TDR allows sending area owners to achieve, through the sale of development rights, some to all of the economic gain which could otherwise be realized through development.

- **Receiving Areas:** Receiving area landowners may purchase development rights from sending area landowners. Receiving areas are designated as mapped-over lands identified in land use plans as appropriate for new or additional concentrated development. They are usually in areas well served by transportation networks and public sewer and water systems. However, the mapping of receiving areas in rural development areas or larger areas up to nearly an entire town is also possible.



Appendix P: Defining Organic Farming Practices

Organic farming is a way of farming that avoids the use of synthetic chemicals and genetically modified organisms (GMOs), and usually subscribes to the principles of sustainable agriculture. Its theoretical basis puts an emphasis on soil health. Its proponents believe that healthy soil, maintained without the use of man-made fertilizers and pesticides, and livestock raised without drugs, yields higher quality food than conventional, chemical-based agriculture. In many countries, including the US and in the EU, organic farming is also defined by law and regulated by the government. (Definition from Wikipedia – the free encyclopedia. http://en.wikipedia.org/wiki/Organic_farming)

Per a request for a definition of “organic”:

An organic farming operation could be defined as one that uses “Only those materials consistent with the USDA National Organic Program's National List of Allowed and Prohibited Substances may be applied to the land.”

This National List is available at <http://www.ams.usda.gov/nop>. This would allow a non-organic farmer to use the land as well (if they only used allowed inputs), but would keep the land always eligible for organic certification.

John Cleary

John Cleary

Certification Administrator Vermont Organic Farmers/ NOFA-VT

PO Box 697

Richmond, VT 05477

(802) 434-4122, vof@nofavt.org, www.nofavt.org

Appendix Q: Maps

The following maps are included and referenced as follows;

Map 1 (Existing Zoning) details the existing zoning classifications

Map 2 (Existing Land Use) details existing land uses at the time of the study based on the following definitions:

Industrial

Parcel of land zoned industrial or its primary use is industrial in nature.

Commercial

Parcel of land zoned commercial or its primary use is commercial in nature.

Residential

Parcel of land 10 acres or smaller.

Residential-Woods

Parcel of land greater than 10 acres, predominantly wooded and contains a private residence.

Residential-Ag

Parcel of farmland greater than 10 acres and contains a private residence.

Farmland

Parcel of land containing a combination of cropland, CRP land, pastures, woodlands, wetlands or open water and is predominantly agricultural in nature.

Farmland-Woods

Parcel of farmland with a minimum of 10 acres as woods.

Farmstead

Parcel of farmland containing a farm residence and/or Ag-related residential unit(s).

Mixed

Parcel of land greater than 10 acres, is **not** residential, cropland, commercial or industrial in nature and contains woods, woodland programs, open water and wetlands (or some combination).

Public Recreation

Parcel of land owned by the county, state or federal government and open to the public for recreational use.

Public

Parcel of land owned by local, county, state or federal government or by other tax-exempt organization.

Map 3 (Steep Slopes) locates steep slopes

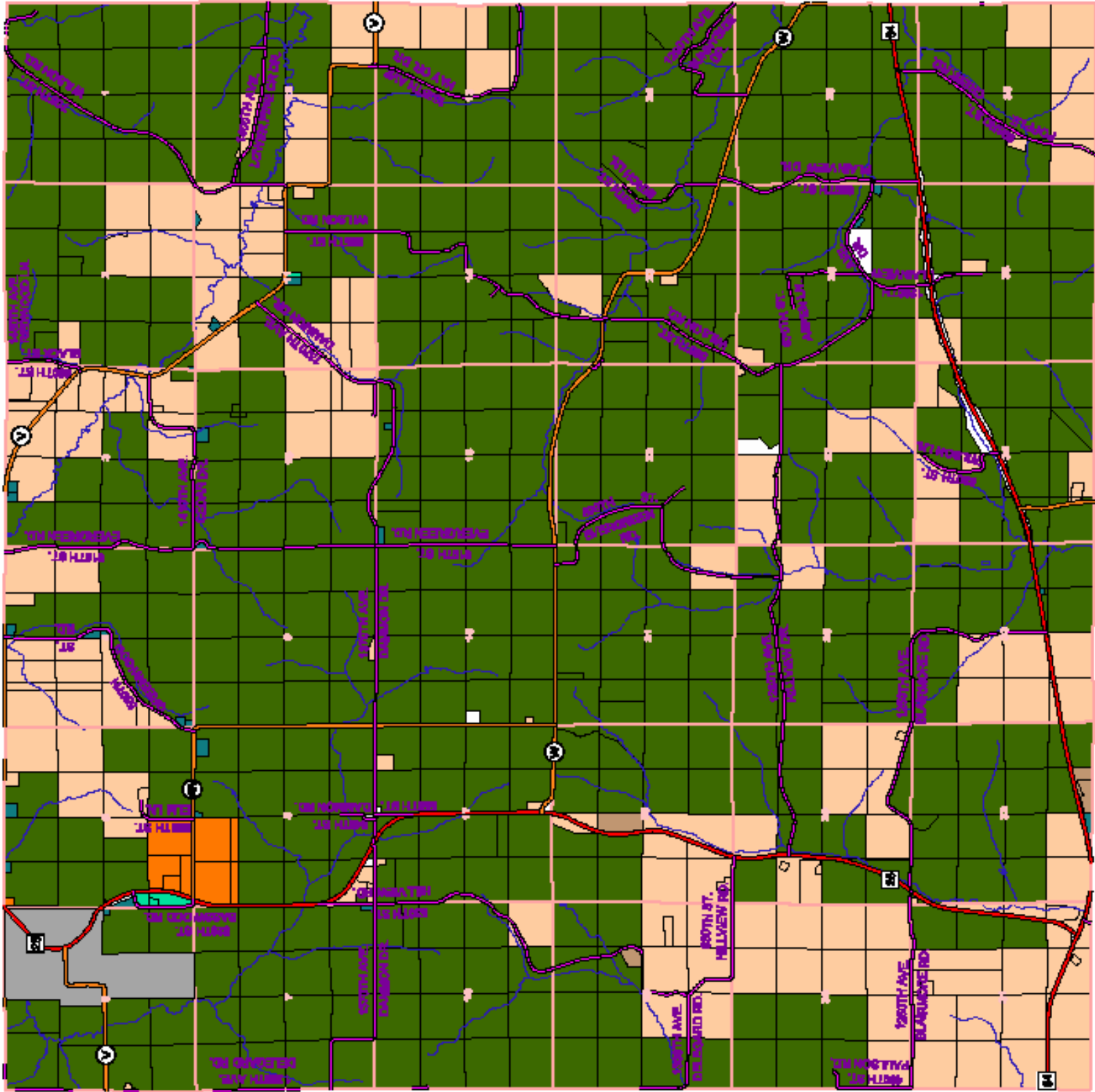
Map 4 (Woodlots) locates wooded areas 10 acres in size or greater

Map 5 (Wetlands) locates wetland areas based on soil characteristics

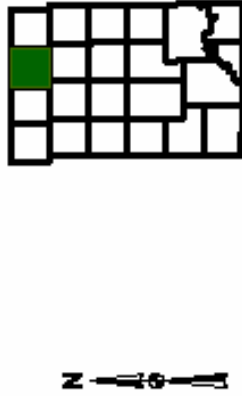
Map 6 (Water Quality Management Areas and Frequently Flooded)

Map 7 (Soil Productivity) delineates soils by classes

Map 8 (Preferred Land Use) delineates preferred land uses



EXISTING Zoning **Town of Wilson** **Dunn County, Wisconsin**



Existing Zoning

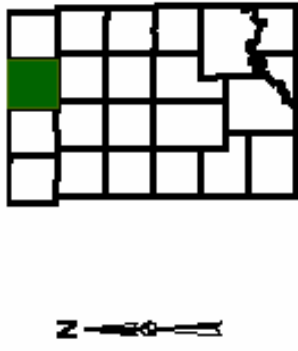
- Exclusive Ag - A1
- Agricultural - A2
- Ag Residential - A3
- Commercial
- Restricted Commercial
- Industrial
- Residential 1
- Residential 2
- Rural Housing
- Shoreland Recreational
- Non-Taxed

TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

- Sections
- Hydrology

EXISTING LANDUSE **Town of Wilson** **Dunn County, Wisconsin**



Existing Land Use

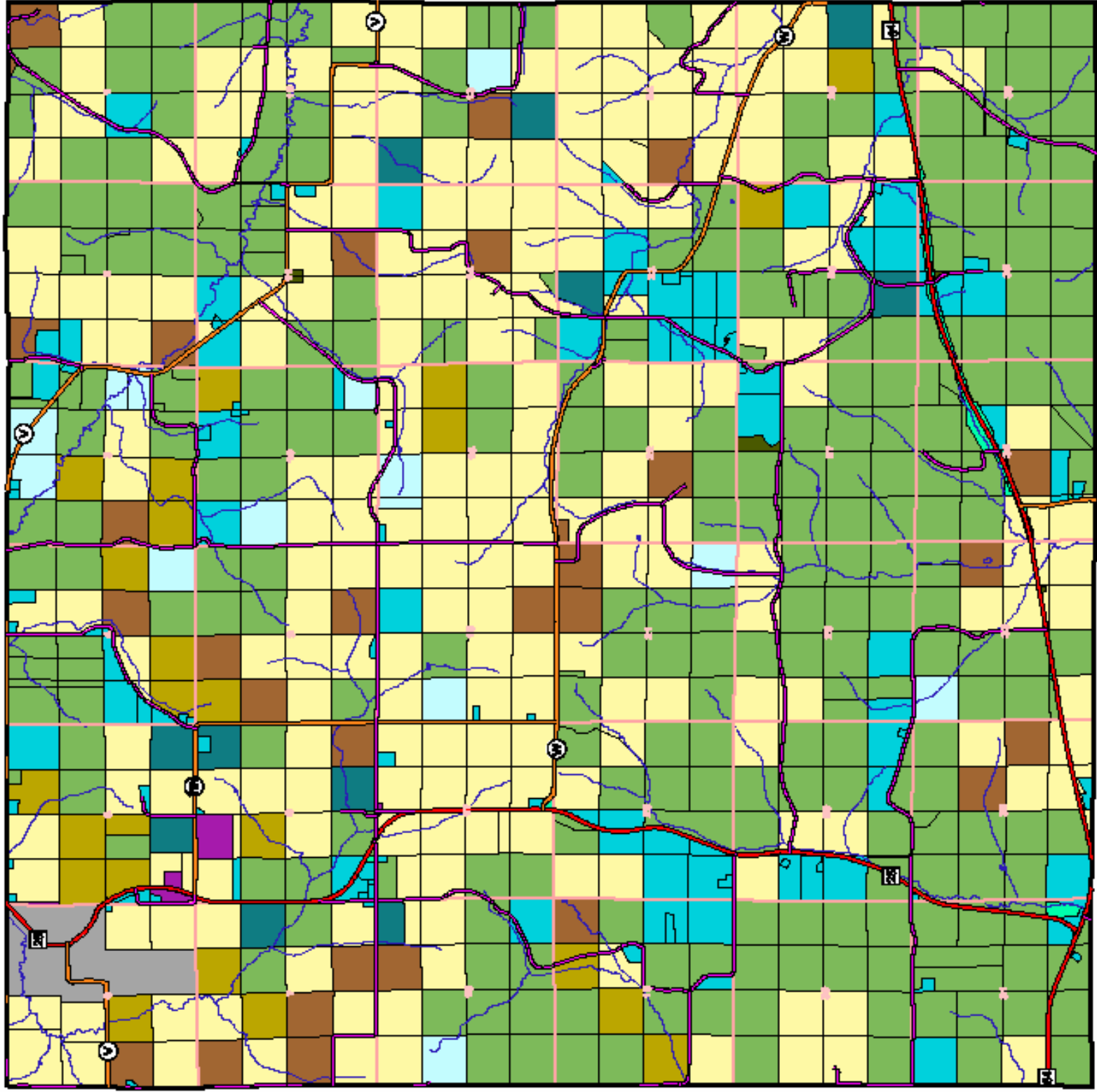
- Industrial
- Commercial
- Residential
- Residential-Woods
- Residential-Ag
- Farmland
- Farmland-Woods
- Farmstead
- Mixed
- Public Recreation
- Public

TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

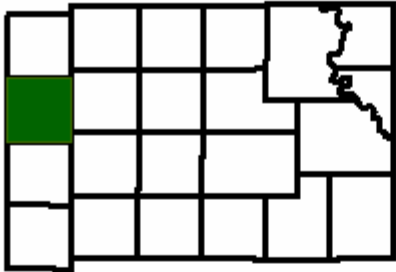
- Sections
- Hydrology

2004 Photography January, 2005



STEEP SLOPES

Town of Wilson
Dunn County, Wisconsin



Slopes Greater Than 20 Percent



TRANSPORTATION

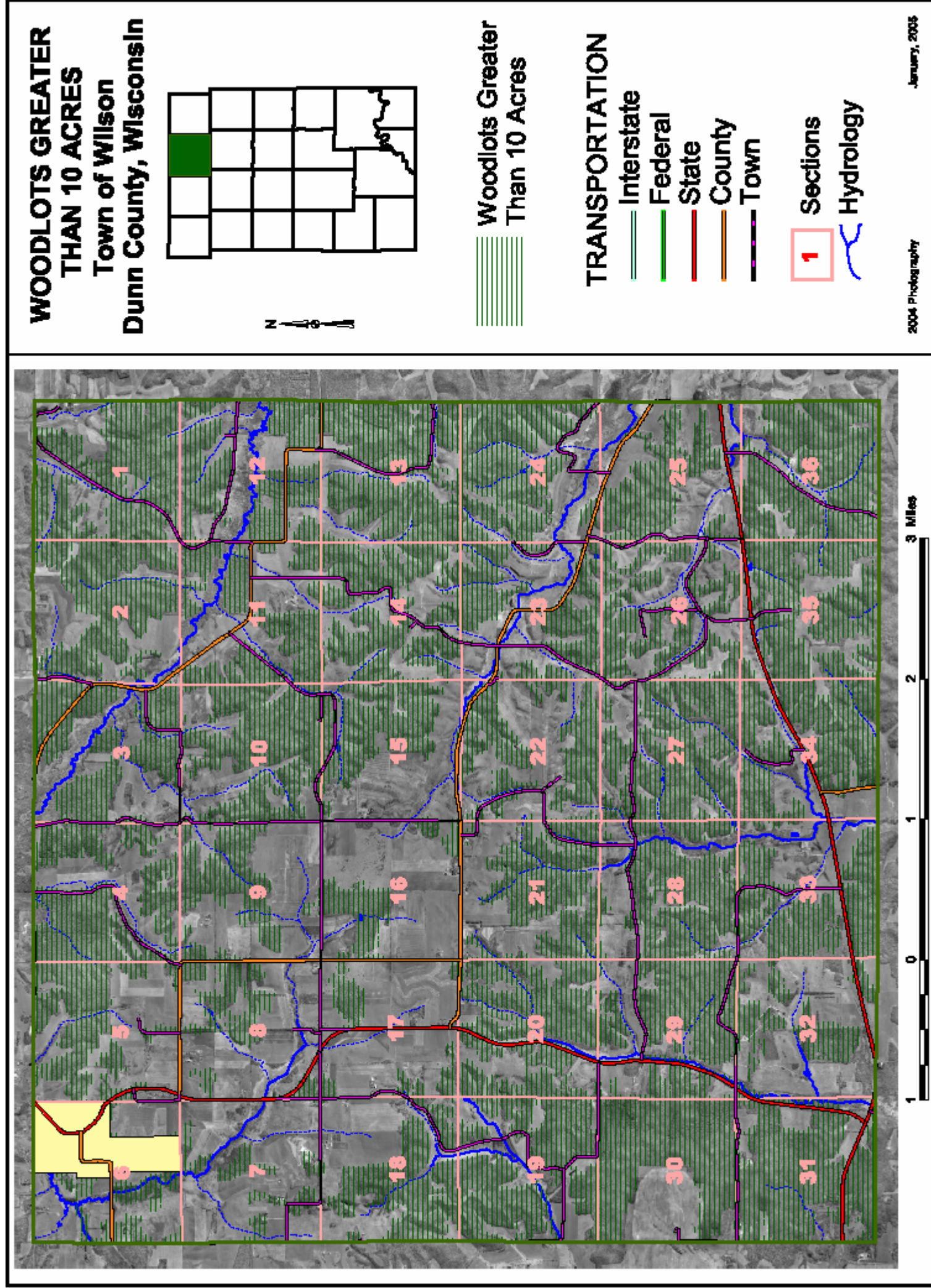
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- State
- County
- Town

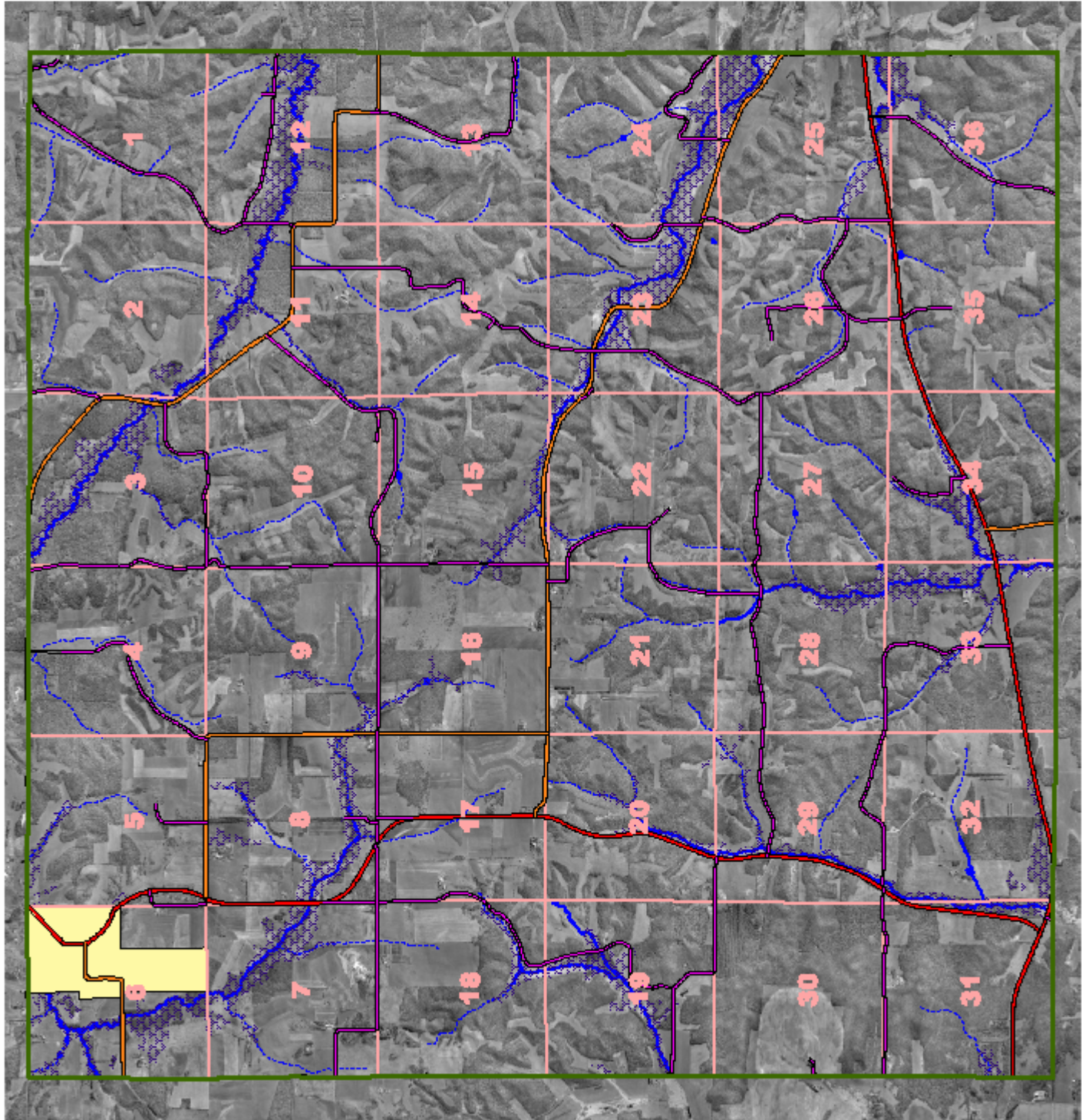
- 1 Sections
- Hydrology

2004 Photography

January, 2005

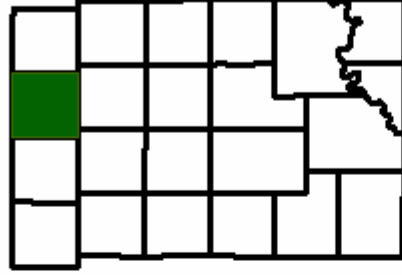






WETLANDS

Town of Wilson
Dunn County, Wisconsin



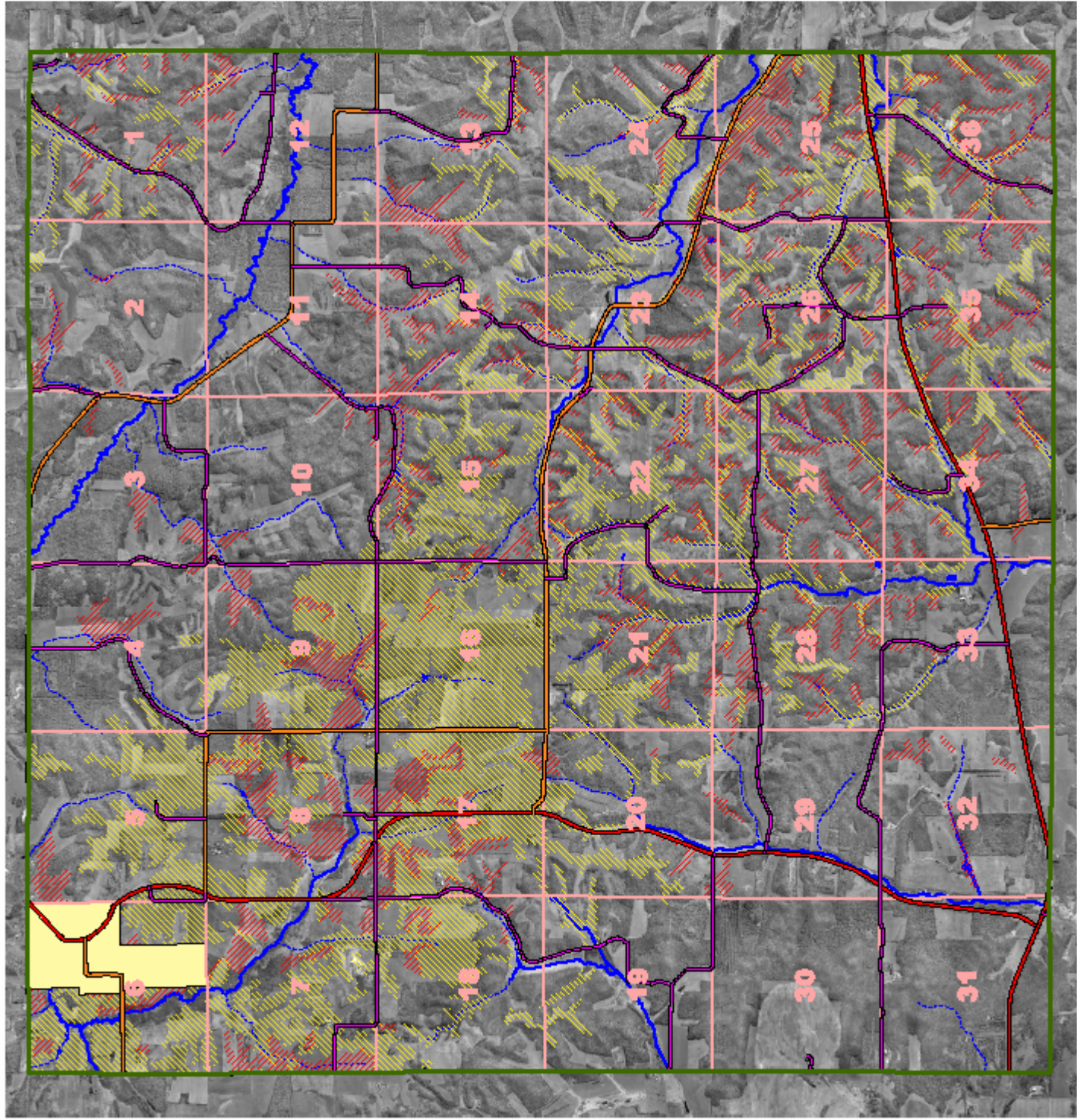
Hydric Soils

TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town

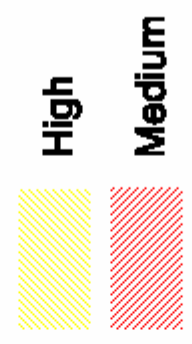
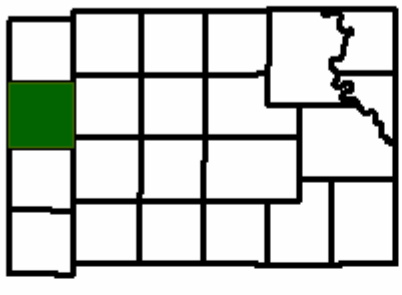
- Sections
- Hydrology

2004 Photography January, 2005



SOIL PRODUCTIVITY

Town of Wilson
Dunn County, Wisconsin

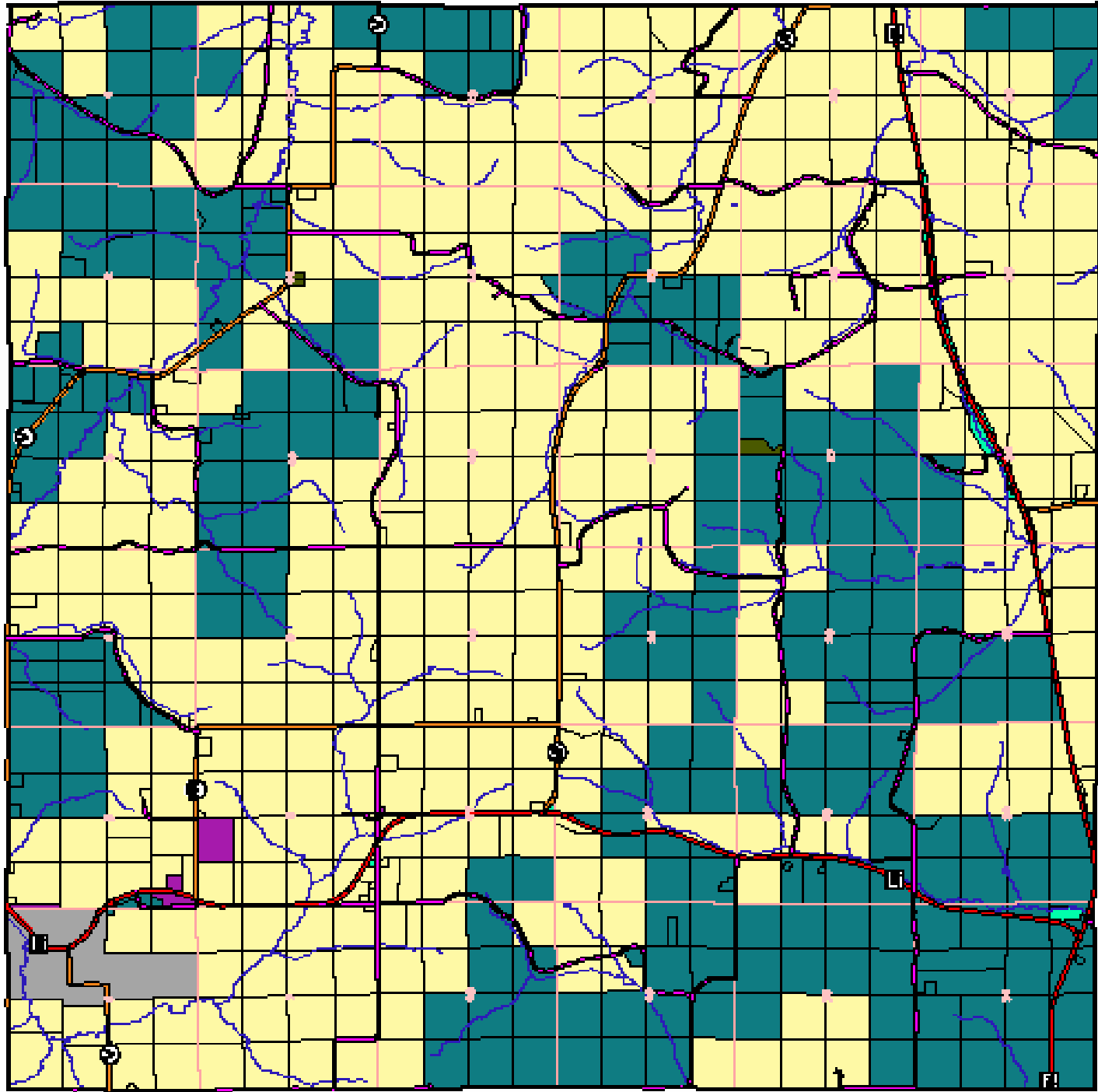


TRANSPORTATION

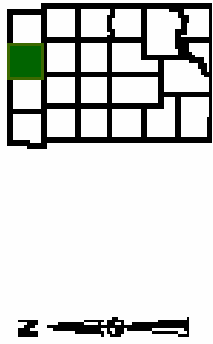
- Interstate
- Federal
- State
- County
- Town

- Sections
- Hydrology

2004 Photography January, 2005



PREFERRED LAND USE **Town of Wilson** **Dunn County, Wisconsin**



Preferred Land Use

- Industrial
- Commercial
- Residential-Ag
- Farmland
- Low Density Residential
- Public Recreation
- Public

TRANSPORTATION

- Interstate
- Federal
- State
- County
- Town
- Sections
- Hydrology

Appendix R: History